

Hertford

16 Parliament Square Hertfordshire SG14 1EZ

- **Freehold Bar/Restaurant Investment**
- Well located in this attractive market town
- Substantial building providing 411 sq m (4,424 sq ft) on five floors
- Extensive frontage to Parliament Square
- Rent Review May 2013
- Current Rent Reserved
£50,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The county town of Hertford has a population in excess of 21,000 and is located some 22 miles north of central London, midway between Hatfield and Harlow. The town is served by both the A10 and the A414 dual carriageways which provide access to the M1, M11 and M25 motorways.

The property is situated in a prominent location on Parliament Square, which is the primary bar and restaurant location in Hertford town centre. Hertford Castle, which is a popular tourist destination is immediately to the rear and nearby occupiers include Café Rouge, JD Wetherspoon, Hertford House and a wide range of restaurants and bars.

Description
This imposing property is arranged on basement, ground and three upper floors to provide bar and restaurant accommodation on the basement, ground and first floor. The second floor provides residential ancillary office accommodation whilst the third floor comprises former residential accommodation which is not presently used. The property intercommunicates with the adjoining building to the left which is not included within the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	12.30 m	(40' 4")
Net Frontage	10.95 m	(35' 11")
Built Depth	13.30 m	(43' 8")
Basement	113.5 sq m	(1,222 sq ft)
Ground Floor	98.5 sq m	(1,060 sq ft)
First Floor	72 sq m	(775 sq ft)
Second Floor	68 sq m	(732 sq ft)
Third Floor (Not inspected by Allsop)	59 sq m	(635 sq ft)
Total	411 sq m	(4,424 sq ft)

Tenancy
The entire property is at present let to INNIS INDEPENDENT CONSULTANCY LIMITED for a term of 15 years from 30th May 2008 at a current rent of £50,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allsoop.co.uk

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsoop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 74 Hertford**.