

# Hertford

## 17, 19 and 21 Fore Street

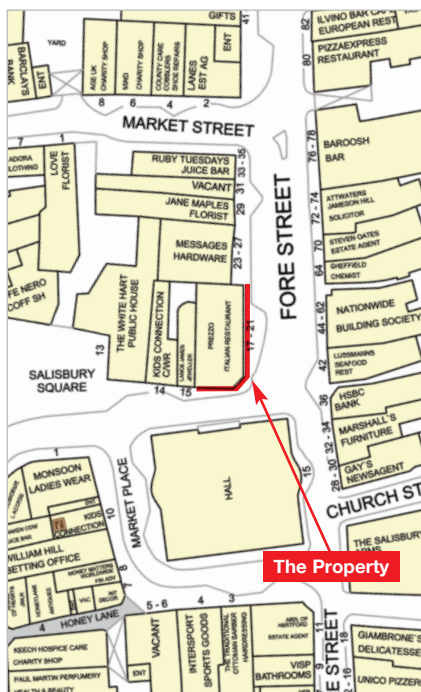
### Hertfordshire

#### SG14 1DH

- **Attractive Town Centre Freehold Restaurant Investment**
- Comprising a total of 523.9 sq m (5,639 sq ft)
- Entirely let to Prezzo Ltd on a lease expiring in 2022
- Upper parts with residential conversion potential (1)
- Prominent corner position within established bar/restaurant location
- Nearby occupiers include Loch Fyne, ASK and Pizza Express
- Current Rent Reserved

**£53,750 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

The county town of Hertford is located some 22 miles north of central London, midway between Hatfield and Harlow and some 5 miles east of Welwyn Garden City. 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 on the north side of Fore Street, at its junction with Market Place in the heart of the town centre.

Occupiers close by include HSBC, Nationwide, Pizza Express, Caffè Nero and Monsoon, amongst many others.

#### Description

This attractive corner property is arranged on basement, ground and two upper floors to provide a ground floor restaurant with basement storage and ancillary accommodation above. The upper floors, which have separate access from the side, presently provide kitchen, staff, storage and plant room accommodation.

NB. The vendor advises the tenant refitted the restaurant in 2016.

The property provides the following accommodation and dimensions:

Gross Frontage	19.9 m	(66' 3")
Return Frontage	4.35 m	(14' 3")
Built Depth (max.)	9.2 m	(30' 2")
Ground Floor	140.4 sq m	(1,511 sq ft)
First Floor	131.9 sq m	(1,420 sq ft)
Second Floor	134.7 sq m	(1,450 sq ft)
Basement	116.9 sq m	(1,258 sq ft)
Total	523.9 sq m	(5,639 sq ft)

#### Tenancy

The entire property is at present let to PREZZO LIMITED for a term of 25 years from 16th May 1997 at a current rent of £53,750 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

No. of Branches: over 280 restaurants across the UK.

Website Address: [www.prezzorestaurants.co.uk](http://www.prezzorestaurants.co.uk)

For the year ended 3rd January 2016, Prezzo Limited reported a turnover of £213.812m, a pre-tax profit of £21.715m and a net worth of £121.786m. (Source: Experian 21.09.2017.)

#### VAT

VAT is applicable to this lot.

#### Planning (1)

The upper floors may be suitable for residential conversion/ redevelopment, subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to East Herts Council. Website: [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

#### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

#### Energy Performance Certificate

EPC Rating 87 Band D (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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