

Hertford

Unit 2, 15A Railway Street and
Unit 3, 13/15 Railway Street
Hertfordshire
SG14 1BG

- Two Well Located Freehold Retail Shop Investments
 - To be offered as two lots
 - Affluent commuter town
 - Prominent town centre location
 - Lot 62 let to Alta Image (t/a Kodak Express)
 - Lot 63 let to Scope
 - Rent Review and Reversion from 2020
 - Total Current Rents Reserved
- £43,500 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 within the main retail centre, less than 500m from Hertford East Rail Station. The property is opposite Salisbury Square and lies close to the entrance of Bircherley Green Shopping Centre. Nearby occupiers include WH Smith, Specsavers, Waitrose, Boots and Starbucks in the Bircherley Green Shopping Centre, and EE, Greggs, Caff  Nero and Barclays amongst many others.

Description

The properties are arranged on ground and two upper floors to provide two ground floor retail units with ancillary accommodation on the first floor.

VAT

VAT is applicable to this lot. Please refer to the special conditions of sale in TOGC provisions.

Documents

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

Energy Performance Certificate

EPC Ratings 83-142 Band D-F (Copies available on website).

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
62	Unit 2 15A	Alta Image (Stevenage) Ltd (t/a Kodak Express)	Gross Frontage 3.10 m (10' 2") Net Frontage 2.90 m (9' 4") Shop Depth 11.25 m (36' 8") Built Depth 11.25 m (36' 8") First Floor 23.90 sq m (257 sq ft) Second Floor (Not presently used)	5 years from 29.09.2015 FR & I	£13,500 p.a.	Reversion 2020
63	Unit 3 13/15	Scope	Gross Frontage 6.80 m (22' 4") Net Frontage 5.50 m (18' 0") Shop and Built Depth 12.60 m (41' 3") First Floor 45.65 sq m (491 sq ft) Second Floor (Not presently used)	10 years from 09.03.2015 Rent review every 5th year FR & I	£30,000 p.a.	Rent Review 2020 Reversion 2025

(1) Website Address: www.scope.co.uk. For the year ended 31st March 2015, Scope reported a nil turnover, a pre-tax loss of £3.85m, shareholders' funds and a net worth of £26.626m. (Source: riskdisk.com 14.09.2016).

Total £43,500 p.a.

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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