Hertford

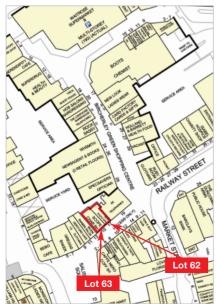
Unit 2, 15A Railway Street and Unit 3, 13/15 Railway Street Hertfordshire SG14 1BG

- 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, Caffè 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.allsop.co.uk

Energy Performance Certificate

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

Lot	No.	Present Lessee	Accommodation		I pace Terme	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") (9' 4") (36' 8") (36' 8") (257 sq ft)	FŘ&I	£13,500 p.a.	Reversion 2020
63	Unit 3 13/15	Scope	Gross Frontage			£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.