



GILMARTIN LEY

Double Fronted Shop To Let - Hertford SG14

New lease available

**12 Millbridge,
Hertford,
HERTFORDSHIRE, SG14 1PZ**



Area

Net Internal Area: 59 sq.m. (637 sq.ft.)

Rent

£24,000 per annum (approx. £2,000 monthly) subject to contract



Property Description

This retail unit comprises three intercommunicating rooms with an additional kitchen, cloakroom and WC.

The unit benefits from excellent natural light from the glazed frontage, alarm system and comfort heating / cooling system integrated within the suspended ceiling.

Key considerations:

- > Highly desirable and affluent town centre location
- > New lease available
- > Suitable for a variety of uses (STPP)
- > Only 100m north of St Andrew's public car park
- > 600m to Hertford East Station (Greater Anglia)
- > 800m to Hertford North Station (Thameslink)



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Accommodation

Net Internal Area: 59 sq.m. (637 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor Shop	59.27	637	3 office rooms, kitchen, WC and storeroom.

Property Location

The subject property is located in the centre of Hertford, an affluent and highly desirable Hertfordshire commuter town. The property is situated approximately 100m north of St Andrew's public car park.

The property benefits from a wide range of local amenities. The town has a vibrant high street with a broad selection of independent cafes, restaurants, bars & shops, in addition to national occupiers such as Santander, Costa Coffee, The British Heart Foundation and The Post Office.

Transport communications are excellent. Hertford North Station is 800m to the west of the property and Hertford East Station is 600m to the east. Both provide frequent direct rail services to central London in under an hour.

There is easy access to the M25, M11, A10 and A1(M).

2023 Rateable Value £18750.00

Estimated Rates Payable £9000 per annum

Service Charge p.a. TBC

Premium Nil

Terms New lease available on terms to be agreed

Legal Fees: Each party is to bear its own legal fees

Local Authority: East Herts District Council

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/31327>
Offer Requirements Document

Last Updated: 19 Apr 2024

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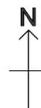
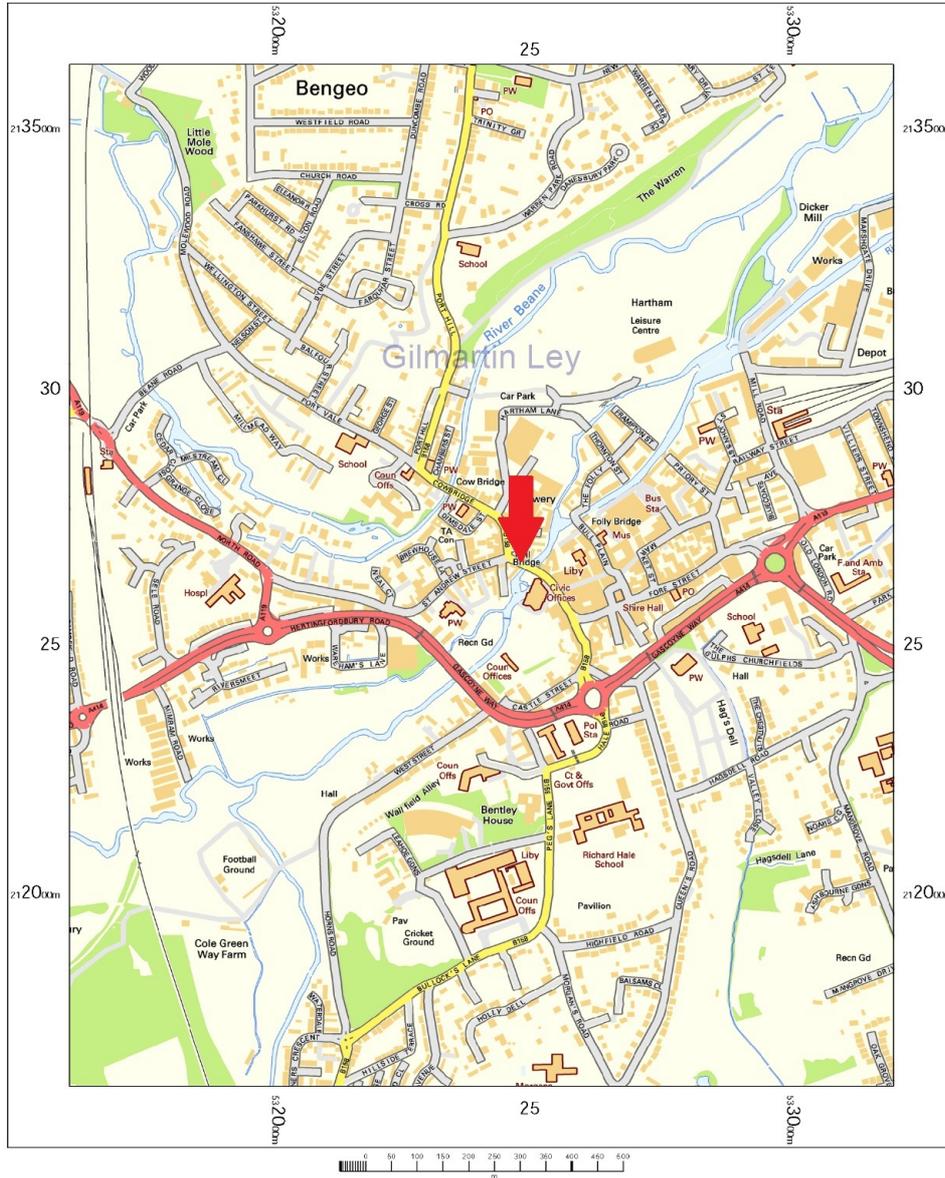


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Our ref: 31327

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Chartered Surveyors and Estate Managers
Property Experts for North London

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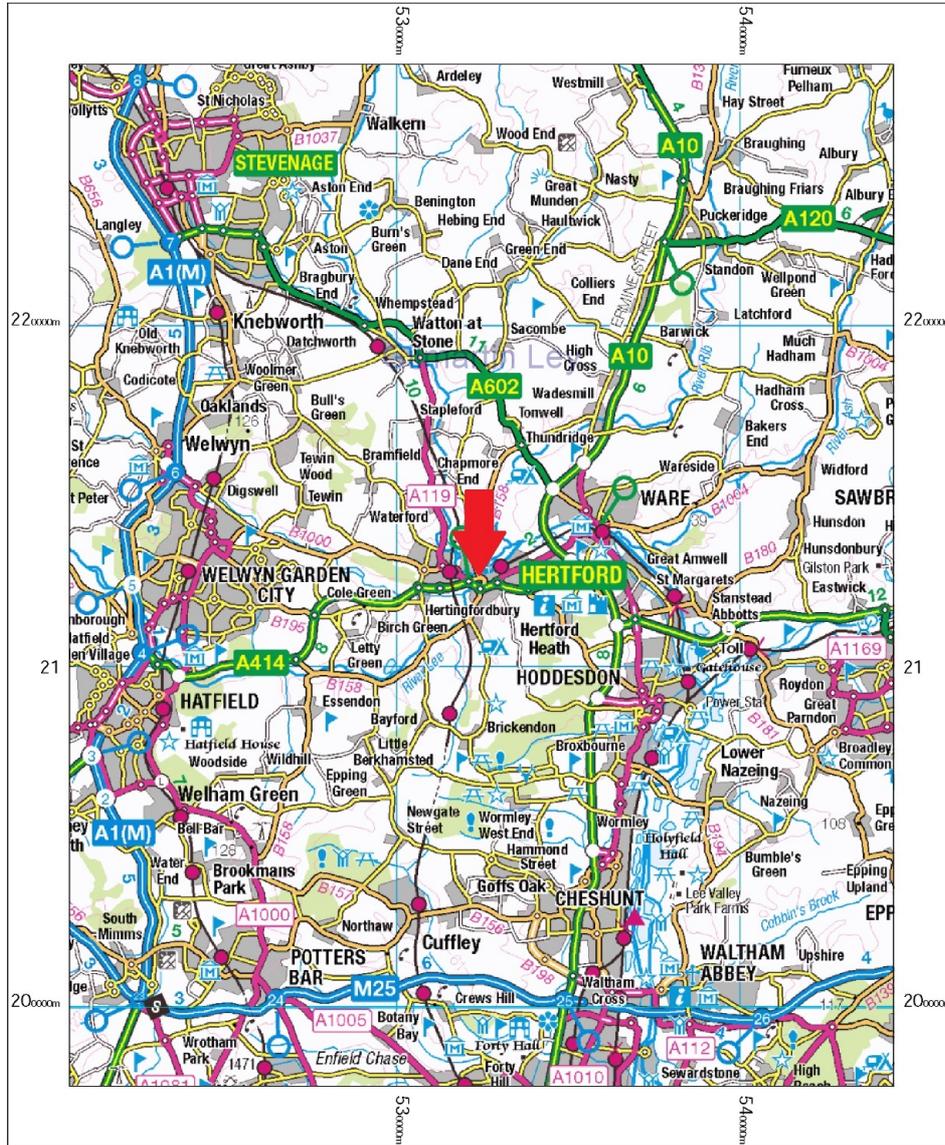


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