



GILMARTIN LEY

Class E Unit To Let - Hertford SG14

Private courtyard and period features throughout

**8 Old Cross,
Hertford,
HERTFORDSHIRE, SG14 1RB**



Area

Net Internal Area: 81 sq.m. (872 sq.ft.)

Rent

£19,500 per annum (approx. £1,625 monthly) subject to contract



Property Description

The property comprises an attractive Grade II Listed ground floor unit forming part of a striking mixed use building in the heart of Hertford.

The former café is currently configured as a front sales counter space, spacious rear dining room and private courtyard area. The characterful space has excellent natural light and benefits from exposed brickwork, timber flooring and original fireplace from its 16th century construction.

Furthermore, the unit has separate WCs and a store room towards the rear of the dining room, with loading provisions to the side vehicular passageway.

The unit falls under Class E use and may be suitable for a number of uses under this use class.

Key Considerations;

- > Rarely available unit within Hertford town centre
- > A new lease on terms to be agreed
- > Characterful frontage and interior
- > Exclusive use of external courtyard
- > Suitable for a variety of uses under Class E
- > Pleasant situation set back from the main roads
- > Excellent public transport links
- > Only 550m from Hertford East Railway Station



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Accommodation

Net Internal Area: 81 sq.m. (872 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	81.10	872	Formerly in use as a cafe. The accommodation (NIA) comprises a ground floor front retail area of 233 sq ft, rear ground floor seating area of 527 sq ft and ground floor store of 113 sq ft. In addition there is a rear courtyard garden of 540 sq ft.

Property Location

This property is located in the centre of historic Hertford, close to Mill Bridge on the River Lea.

Being set back from the main road, with a wide pavement incorporating a seating area, this building has a more pleasant and welcoming setting than many of the properties in the centre of Hertford.

Hertford, and affluent and highly desirable place to live and visit, is known for its strong sense of community, vibrant range of shops and restaurants and highly regarded school provision. Occupiers in the immediate vicinity include BEAM arts venue, Sainsburys, The Hertford Brewery and Hertford Castle, as well as the abundance of retailers, eateries, pubs and bars immediately West of the property in the main pedestrianised part of the town centre.

The property is very well located in respect of public transport communications with Hertford East Railway Station, providing half hourly services to Liverpool Street via Tottenham Hale, being 550m to the east. Hertford North Railway Station is 830m to the west and provides services to London Moorgate via Finsbury Park. The property also has excellent road links to both the A10 and M25.

2023 Rateable Value £9200.00

Estimated Rates Payable £0 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new fully repairing and insuring lease 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/32719>
Floorplan
Offer Requirements Document

Last Updated: 06 Oct 2025

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Our ref: 32719

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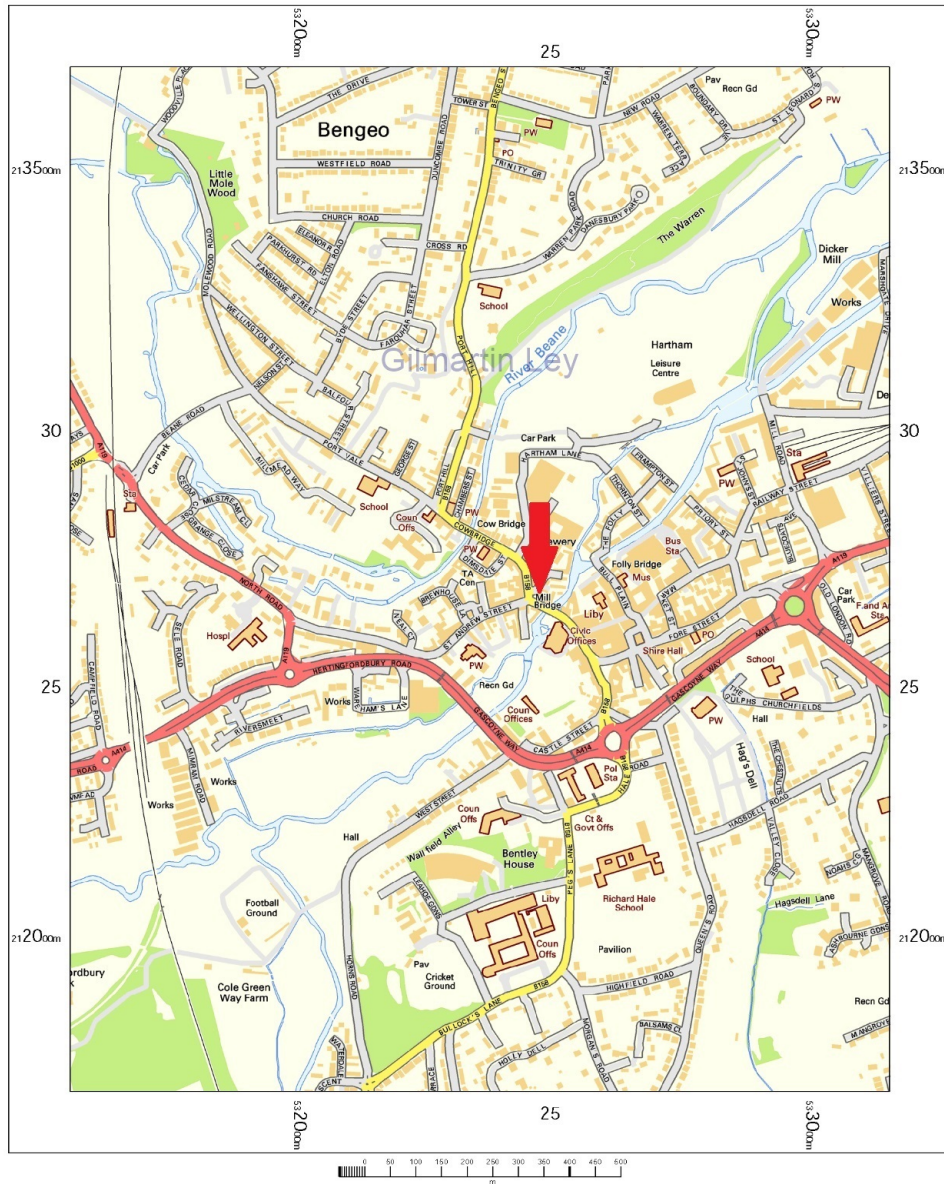
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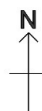
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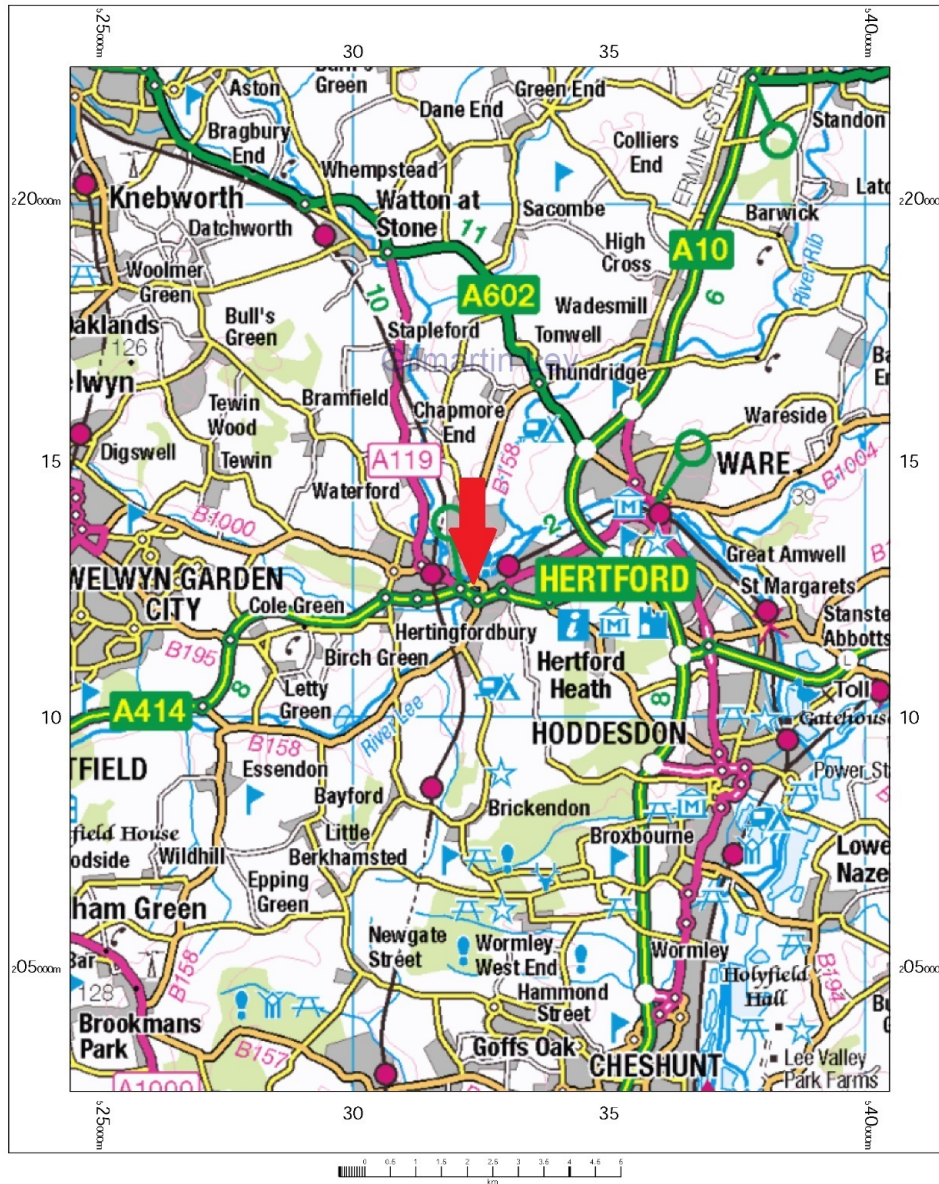
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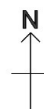
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