



GILMARTIN LEY

Prominent Retail Unit With Consulting Rooms To Let - Hertford SG14

Entire building available - Class E Unit

**4 Old Cross,
Hertford,
HERTS, SG14 1RB**



Area

Net Internal Area: 207 sq.m. (2,227 sq.ft.)

Rent

Guide rent £30,000 per annum (approx.
£2,500 monthly) subject to contract



Property Description

This is an unusual highly prominent property arranged over basement, ground, first and second floors. The property is Grade II Listed.

The property has excellent frontage on to both Old Cross and Mill Bridge. The ground floor provides predominantly open plan retail space with an additional office / store room, while the upper floors provide several individual office / consulting / treatment rooms, WCs and kitchen. The basement space provides excellent storage. Floor plans are available to download from our website.

The unit is of good decorative order throughout and is characterised by a mix of original features, such as the sash windows, solid oak doors and cast iron fire places but with modern refurbishment features including newer lighting and flooring. The property benefits from excellent natural light throughout.

The space would lend itself to a number of users under Class E - including retail, medical / consulting and offices.

Key considerations:

- > Affluent and highly desirable Hertford town centre location
- > Rarely available unit with consulting rooms and excellent frontage and prominence
- > Entire building to let
- > Net internal area: 206.90 sq.m (2,227 sq.ft)
- > New lease on terms to be agreed
- > Excellent public transport links, with links to London within 45 mins.
- > 550m to Hertford East Station (Greater Anglia)
- > 850m to Hertford North Station (Great Northern)



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Accommodation

Net Internal Area: 207 sq.m. (2,227 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Basement	51.80	557	Storage
Ground floor	57.80	622	Retail unit plus rear consulting room
First Floor	60.30	649	Four consulting rooms plus a kitchen and WC
Second Floor	37	398	Two consulting rooms plus a storage cupboard

Property Location

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

Hertford, an 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 £16500.00

Estimated Rates Payable £7920 per annum

Service Charge p.a. N/A

Premium Nil

Terms A new fully repairing and insuring 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/33371>
Floor Plans
EPC
Offer Requirements Document

Last Updated: 05 May 2026

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<https://www.gilmartinley.co.uk/properties/to-rent/shops/hertford/herts/sg14/33371>

Our ref: 33371

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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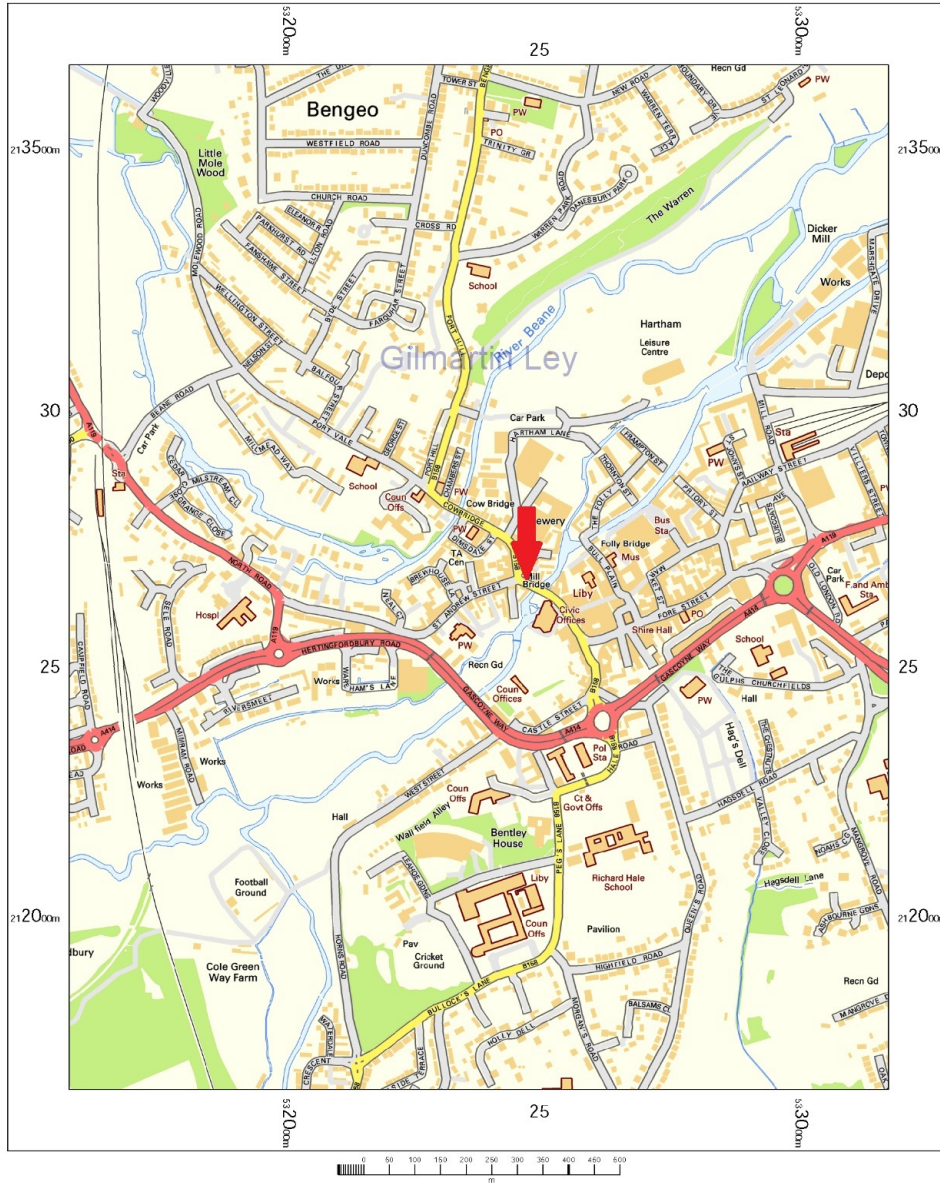


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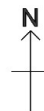
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OS Streetview
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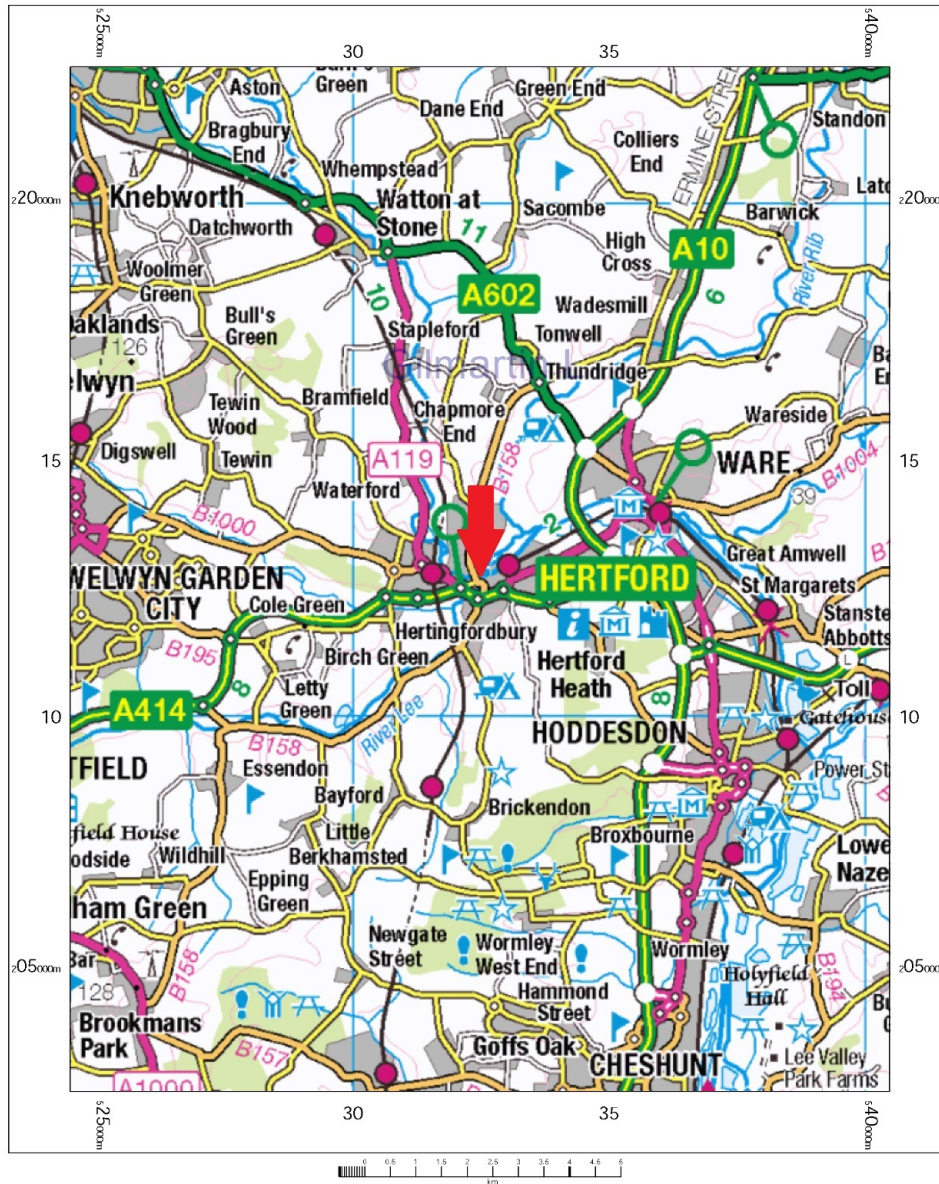


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