

25/27 Bircherley Green Shopping Centre Hertford, Hertfordshire SG14 1BN

lot 31

Freehold Retail investment

- Comprises two retail units let to Holland & Barrett Retail Limited
- Historic Market Town some 25 miles north of Central London

- Pedestrianised Town Centre location
- Neighbouring occupiers include Waitrose, Boots the Chemist, New Look and Superdrug

Rent
£53,000 per
annum
exclusive



Location

Miles: 25 miles north of Central London
28 miles west of Chelmsford
15 miles south-west of Bishop's Stortford
14 miles north-east of St Albans
Roads: A1, A10, A414, M25
Rail: Hertford North Railway Station
Hertford East Railway Station
Air: London Stansted Airport, London Luton Airport

Situation

Hertford is an historic market town some 25 miles north of Central London. The property is situated on the east side of pedestrianised Bircherley Green and forms part of the Bircherley Green Shopping Centre in the heart of Hertford town centre. Neighbouring occupiers include Waitrose, Boots the Chemist, New Look and Superdrug.

Description

The property comprises a double fronted building with retail accommodation on the ground floor and ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

Please note that the adjoining property, number 29 Bircherley Green is being offered as lot 44

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Review/(Reversion)
Ground	Retail	131.64 sq m (1,416 sq ft)	HOLLAND & BARRETT RETAIL LIMITED	10 years from 29/09/2011 on a full repairing and insuring lease	£53,000	29/09/2016 (28/09/2021)
First	Ancillary	114.70 sq m (1,235 sq ft)				
Totals		246.34 sq m (2,652 sq ft)			£53,000	

(i) For the year ending 30th September 2015, Holland & Barrett Retail Limited reported a turnover of £424,662,000, pre-tax profits of £129,456,000 and a total net worth of £326,224,000. (Source: www.riskdisk.com 05/09/2016).

For further details please contact:

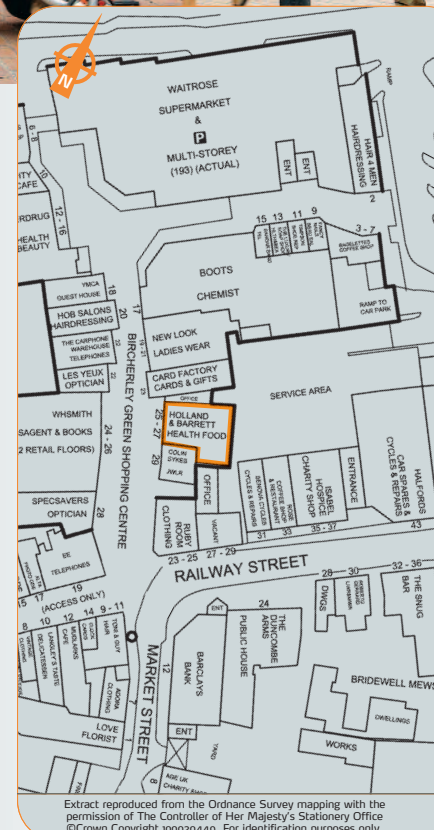
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Buyer's Legal Report Service

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