

lot 44

## 29 Bircherley Green Shopping Centre Hertford, Hertfordshire SG14 1BN

Rent  
£22,000 per  
annum  
exclusive  
(see note 1)

### Freehold Retail Investment

- Let to Graham Jewellers of Hertford on a new lease
- 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



### 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, M24

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, Superdrug and Holland & Barrett.

### Description

The property comprises ground floor retail accommodation with 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, 25/27 Bircherley Green is being offered as lot 31

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Reversion
Ground	Retail	43.10 sq m (464 sq ft)	<b>GRAHAM'S JEWELLERS OF HERTFORD</b>	5 years from 20/05/2016 on a full repairing and insuring lease	£22,000 (1)	19/05/2021
First	Ancillary	31.20 sq m (336 sq ft)				
<b>Totals</b>		<b>74.30 sq m (800 sq ft)</b>			<b>£22,000</b>	

(1) The lease provides for a rent free period until 19th November 2016.

### For further details please contact:

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### Buyer's Legal Report Service

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### Seller's Solicitors:

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