

# TO LET

2,597 Sq Ft (241.26 Sq M)

- › Three storey retail unit
- › Prominent corner position on Railway Street
- › Suitable for a variety of uses within Class E
- › Close to public car parks



17-19 Railway Street

Hertford, SG14 1BG

Contact: Hugo Harding or Matthew Bowen  
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eddisons.com





## Location

- Town centre location within the heart of Hertford
- Prominent corner position on Railway Street at its junction with Market Street and Bircherley Green which leads to the new Lea Wharf development
- Within short walk of public car parks and bus station

 what3words

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 Google Maps

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## Description

- The property comprises a three storey retail unit arranged over ground, first and second floors
- The ground floor comprises an open plan sales area, storage to the first floor and staff room and WCs to the third
- Benefits from suspended ceiling on the ground floor, LED lighting and 3 phase power
- Suitable for a variety of uses within Class E

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £55,000 per annum . VAT is payable.

## Accommodation

Ground Floor	112.32 SQ M	1,209 SQ FT
First Floor	110.55 SQ M	1,190 SQ FT
Second Floor	18.39 SQ M	198 SQ FT
<b>Total</b>	<b>241.26 SQ M</b>	<b>2,597 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B – 47

**Business Rates:** The rateable value is £56,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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