

“The Region’s New Active Commercial Agent”

FREEHOLD FOR SALE ATTRACTIVE PERIOD OFFICES

91.22 SQ M (983 SQ FT)



17 BULL PLAIN
HERTFORD
SG14 1DX

See important notice overleaf

01438 816396

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17 BULL PLAIN, HERTFORD, SG14 1DX

DESCRIPTION & SITUATION The premises comprise a self contained period office building of brick construction under a pitch slate roof. The property forms part of a terrace of similar buildings.

The property is situated in the heart of Hertford Town Centre close to its junction with Maidenhead Street and Bull Plain. Within the immediate locality there is a good mix of prime and secondary multiple retailers and office occupiers which add to its overall attraction. There are parking bays directly in Bull Plain, time limited to 30 minutes free parking. Alternatively there is the multi storey car park two minutes walk from the property.

FEATURES

- UNDERGOING REFURBISHMENT**
- ENTRY PHONE SYSTEM**
- KITCHEN FACILITIES**
- TWO SEPARATE SHOWER ROOMS**
- NEW ELECTRIC HEATERS**

FLOOR AREAS All dimensions and areas are approximate only

	(sq m)	sq ft
Second floor (top) offices	25.14 sq m	271 sq ft
First floor offices	14.68 sq m	158 sq ft
Ground floor offices	30.09 sq m	324 sq ft
Basement Storage (6 feet clearance)	21.3 sq m	229 sq ft
Total Net Internal Area	91.22 sq m	983 sq ft

TERMS The property is for sale freehold offered with full vacant possession

PRICE £200,000 SUBJECT TO CONTRACT

RATES To be advised.

LEGAL COSTS Each party to pay their own costs.

VIEWING Strictly by appointment through
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Important Notice

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