

TO LET
LOCK UP SHOP
28.33 SQ M (305 SQ FT)



6 WARREN PLACE
RAILWAY STREET
HERTFORD SG14 1BB

See important notice overleaf

01438 816396

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6 WARREN PLACE, RAILWAY STREET, HERTFORD, SG14 1BB

DESCRIPTION & SITUATION The property comprises a ground floor lock up shop formerly used and still fitted as a sandwich bar with a double sink unit, various fridges and chilled display unit. The property also benefits from a single toilet.

The property is located in a small courtyard development immediately adjacent to Dominos Pizzas just off Railway Street close to the Town Centre and close to Hertford East Railway Station.

FLOOR AREAS	Floor areas are based on a gross internal area and is approximate only.		
		(sq m)	sq ft
	Sales Area	16 sq m	172 sq ft
	Ancillary	12.25 sq m	133 sq ft
	Total Gross Area	28.25 sq m	305 sq ft

TERMS To be let on a new full repairing and insuring lease for a term to be agreed.

RENT £8,000 per annum exclusive.

RATES Rateable value £5,200.
Rates payable for year ending April 2011 £2,152.80

LEGAL COSTS Both parties legal costs to be borne by the ingoing tenant.

VIEWING Strictly by appointment through Sole Agents
BOWYER BRYCE
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Ref: 012006

Important Notice

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