

ST ANDREWS HOUSE

46-48 St Andrew Street,
Hertford, Herts, SG14 1JA



SELF CONTAINED OFFICE/RETAIL PREMISES WITH
SEPARATE STUDIO, GARAGES AND PARKING

FREEHOLD
FOR SALE

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Location

Hertford is the County Town of Hertfordshire approximately 19 miles north of London on the A414, 2 miles to the west of the A10. Hertford has two railway stations both electrified services into London. The property is located at the western end of St Andrew Street on the north side of the street and is therefore within walking distance of Hertford north station and Hertford town centre.

Description

The property comprises of a building to the front known as St Andrews House which comprises of ground floor unit which could be used for either office or retail, with separate access to offices at first and second floor. There are WC's on all floors. At the rear of this building there is a further studio building over two floors with storage, WC's and open plan office area.

At the rear of the site there are two separate garages and parking throughout.

Accommodation

The property provides the following approximate net useable areas:

St Andrews House

Ground Floor

Ground Floor/retail	412 sq ft	38.3 sq m
Kitchen	18 sq ft	1.7 sq m
Total net useable area	430 sq ft	40.3 sq m

First Floor

Offices	845 sq ft	73.6 sq m
Kitchen	55 sq ft	4.8 sq m
Total net useable area	900 sq ft	78.5 sq m

Second Floor

Offices	674 sq ft	62.6 sq m
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Total

Total net useable area	1,950 sq ft	181.1 sq m
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The Studio

Ground floor

Reception	87 sq ft	8.05 sq m
Store	295 sq ft	27.4 sq m

First floor

Office	898 sq ft	83.6 sq m
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Total

Total	1,280 sq ft	119.5 sq m
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Features

- Freehold for sale
- Office building recently redecorated
- Parking on site
- Storage on site
- Ability to split property and rent separately
- Of interest to owner occupiers, investors and developers.

Tenure

Our clients are able to offer the property for sale freehold, as per land registry title HD534748 as attached.

The studio is currently occupied by a private individual under a lease dated 18th December 2013 for a term of 10 years. The tenant has served his break and will vacate.

Proposal

Offers in excess of £725,000 for the freehold interest.

Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the rateable values are:

St Andrews House: £18,250 per annum

Parking spaces: £4,200 per annum

The Studio: £12,750 per annum

Parking spaces: £3,600 per annum

The UBR for 2019/20 is 50.4p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

Energy Performance Certificate (EPC)

The Energy Performance Asset ratings are:

St Andrews House – D-89. Ref no: 0092-2325-4530-5100-3103

The Studio – D-94. Ref no: 0020-0138-0160-1820-0096

Legal Costs

Each party to be responsible for their own legal costs.

VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

We've been informed by our client that there is no VAT applicable for the sale of the property

Brown&Lee

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Every effort has been made to ensure that these particulars are correct but their accuracy is not guaranteed and they do not form part of any contract.

All prices and rentals are quoted exclusive of VAT | Regulated by RICS

