

## Former Medical Centre – To Let

### Suitable for a variety of uses including Medical, Offices, Nursery

## Wallace House, 5 – 11 St Andrew Street, Hertford, SG14 1HZ



#### LOCATION

Hertford is an historic county town set amongst some of Hertfordshire's most attractive countryside. The town centre, which is a Conservation Area, offers a very attractive shopping, working and recreational environment. The M25 is situated just 8 miles to the south via the A10 whilst the A414 dual carriageway links to the A1(M) at Hatfield and the M11 at Harlow. The property is equi-distance from both Hertford East station and Hertford North station which offer direct train services to London Liverpool St and Moorgate.

#### DESCRIPTION

The property is Grade II listed and arranged over Ground, First and Second Floors offering good natural light with parking to the rear comprises:

Ground Floor	57.78 sq m	622 sq ft
First Floor	148.91 sq m	1,603 sq ft
Second Floor	128.75 sq m	1,386 sq ft

#### LEASE

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed outside the Landlord and Tenant Act 1954 security of tenure provisions.

#### RENT

Further details on application

#### RATES

Rateable Value                    £47,000

Rates Payable (24/25)        £25,663

Interested parties are advised to liaise with the local charging authority (East Herts District Council – 01279 655261) for verification purposes on rates payable.

#### VIEWING

Strictly by sole agent:

Anthony Williams

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