

BAKER STREET HERTFORD

SG13 7HS

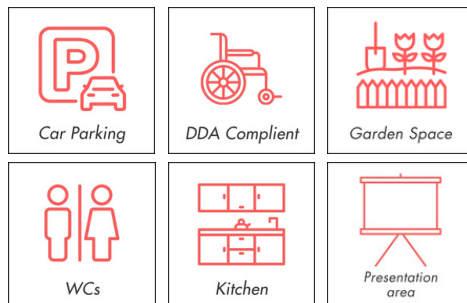
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Two adjacent office/community buildings
Of interest to occupiers, investors and developers
8,150sqft on a site of c0.68 acre

KEY DETAILS

- Predominantly single storey accommodation
- Extensive parking
- Walking distance of town centre facilities and station
- Sizeable hall/presentation area (Red Cross building)
- Multiple WC's with DDA provision
- Small, enclosed garden area
- Kitchens in each building
- Significant redevelopment potential, subject to planning

AMENITIES



ACCOMMODATION

British Red Cross

Floor	Size Sq.m	Size Sq.ft
Ground floor	378.8	4,078
First Floor	142.2	1,530
TOTAL	521	5,608

These floor areas are approximate and have been calculated on a net internal basis.

Royal Voluntary Service

Floor	Size Sq.m	Size Sq.ft
Ground floor	236.5	2,546

Site area, including access road c0.68 acres.



DESCRIPTION

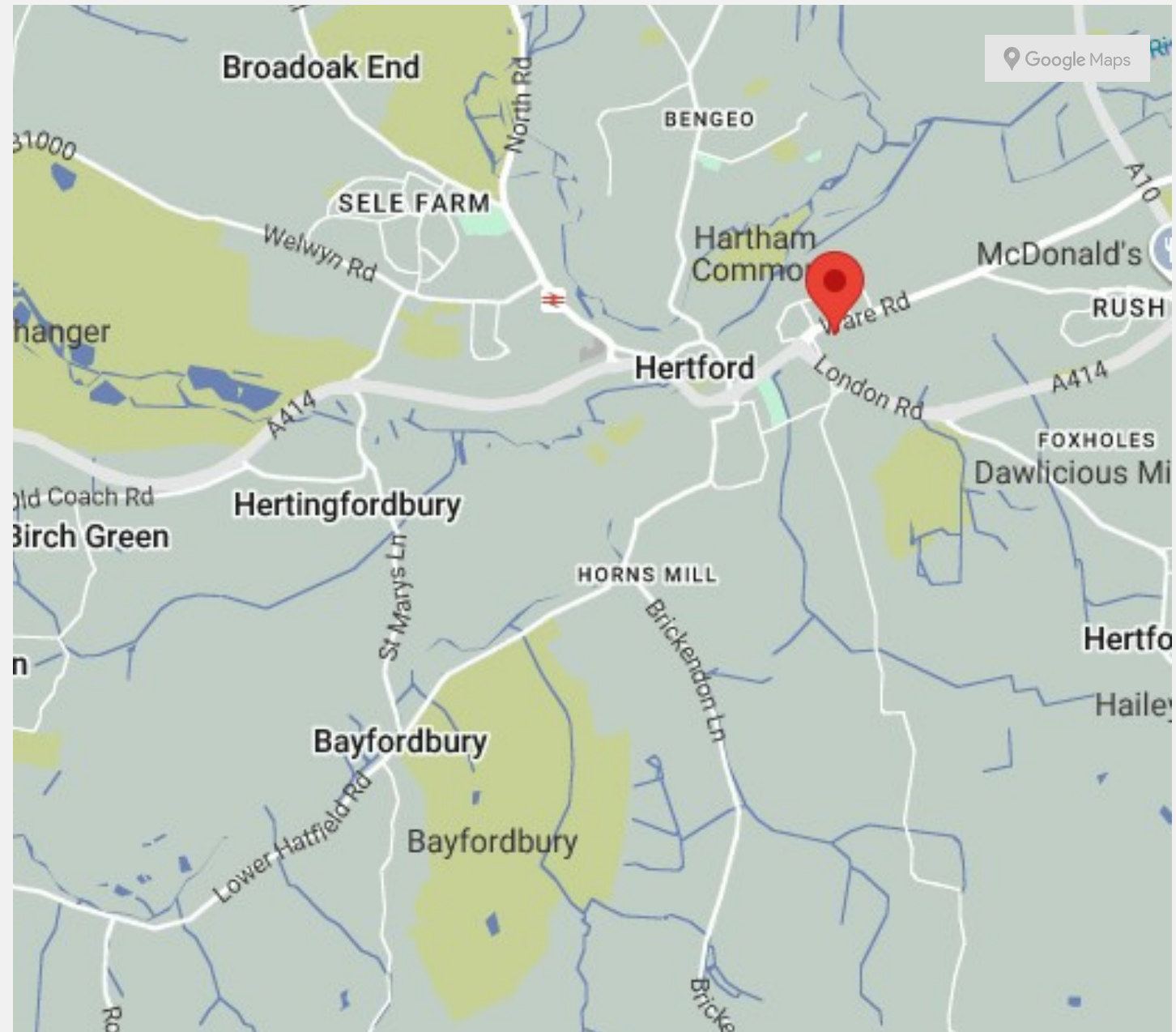
The site comprise adjacent, but entirely self-contained buildings, each of brick construction under a mix of pitched and flat rooves, The Red Cross building is the larger and is predominantly single storey with an element of first floor space. The ground floor offers a mix of office storage, welfare and community rooms including a large hall with a clear height in excess of 4 metres with excellent natural light. The first floor provides cellular office space with stair access, externally there is a sizeable parking area to the rear. There is an access road as part of the site.

The RVS building is arranged entirely at ground floor and is also arranged in a cellular fashion with the exception of a community/hall space. There are ladies and gents WC's and a kitchen facility. In addition, there is a small, enclosed garden area with direct access from the property and to the rear there is a gravelled parking area.

The buildings sit within a predominantly residential area, with high density housing to the western boundary, modern town houses to the north and housing association to the east. Therefore offering significant development potential, subject to planning.

LOCATION

Baker Street is a turning directly off Ware Road (A119) in the heart of Hertford, just east of the town centre within a 5 minute walk of Hertford East station. There is also a Tesco superstore directly opposite the junction of Baker Street and Ware Road.



TERMS

The buildings are offered for sale freehold, with full vacant possession, please note that sales of the individual buildings will not be considered.

PRICE

Offers are invited for the freehold.

EPC

British Red Cross Building: E - 106
Royal Voluntary Service Building: D - 99

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £77,000 for Red Cross Building and £41,500 for Royal Voluntary Society building. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, East Hertfordshire District Council.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are quoted exclusive of VAT if applicable.



CONTACT

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