



- Ground floor commercial unit with café use and a two-bedroom flat within newly completed development.
- Commercial unit provided to shell condition with outdoor terrace.
- Prominent position on Pegs Lane with high vehicular traffic flow
- Within 1/2 mile of Hertford Town Centre
- Available from Summer 2023

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Lancaster House, Pegs Lane, Hertford, Hertfordshire, SG13 8EG

Coffee Shop with Two Bedroom Flat Within Exciting New Development

Approx. 2,040 Sq Ft (189.5 Sq M) Cafe & 836 Sq Ft (77.67 Sq M) Flat

**For Sale/
To Let**

Lancaster House, Pegs Lane, Hertford, Hertfordshire, SG13 8EG

Description

A self-contained café unit fitted to shell condition within this new development scheme of 14 luxury apartments.

The café has a 3-phase power supply with extensive glazing to the road frontage together with a terrace for customers.

The two-bedroom apartment is on the first floor with a high specification finish throughout and a balcony.

Location

Lancaster House is situated in a very prominent position on Pegs Lane which is a busy vehicular route.

Hertfordshire County Councils' offices are located in close proximity as well as a number of other office buildings with the remainder being residential.

The retail and leisure facilities of Hertford Town Centre are within a short walk as well as Hertford mainline station which provides a fast and frequent service to London (Liverpool Street).

Town Centre	0.4 miles
Train Station	0.6 miles
A10	2.3 miles
A1	7.1 miles
M25	10.5 miles
Central London	30 miles

Planning

The commercial unit has planning use as a Café with opening times Weekdays 8-9 pm, Saturdays 9am to 6 pm, Sundays and bank holidays 9- 5pm.

The apartment has a restriction that it can only be occupied by a manager/owner or employee of the café. Full details available upon request.



Images for illustrative purposes only



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Rent

The café and flat are available to let on a new full repairing and insuring lease at £50,000 per annum exclusive.

Sale

The long leasehold interest (999 years) in the cafe and flat are available at a price of £850,000.

Floor Area

Cafe	2,040 Sq Ft	189.52 Sq M
Flat	836 Sq Ft	77.66 Sq M
Total	2,400 Sq Ft	222.96 Sq M

Business Rates

The business rates will need to be assessed once the development has completed.

VAT

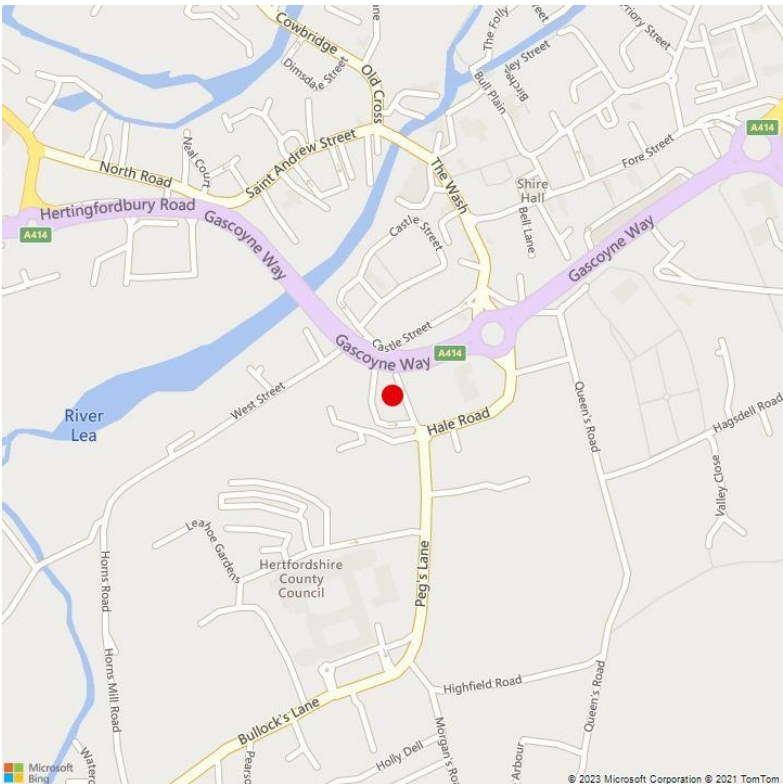
All prices quoted are subject to VAT in addition

Energy Performance Rating

Awaited following completion of the development.

Service Charge

There is a contribution towards the common part and external repair and maintenance which is currently budgeted at £2,405 per annum.



Viewings

By appointment only with sole agents Aitchison Raffety Georgia Strazza

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