



# *AITCHISON RAFFETY*



- 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

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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
<b>Total</b>	<b>2,400 Sq Ft</b>	<b>222.96 Sq M</b>

## Business Rates

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

## VAT

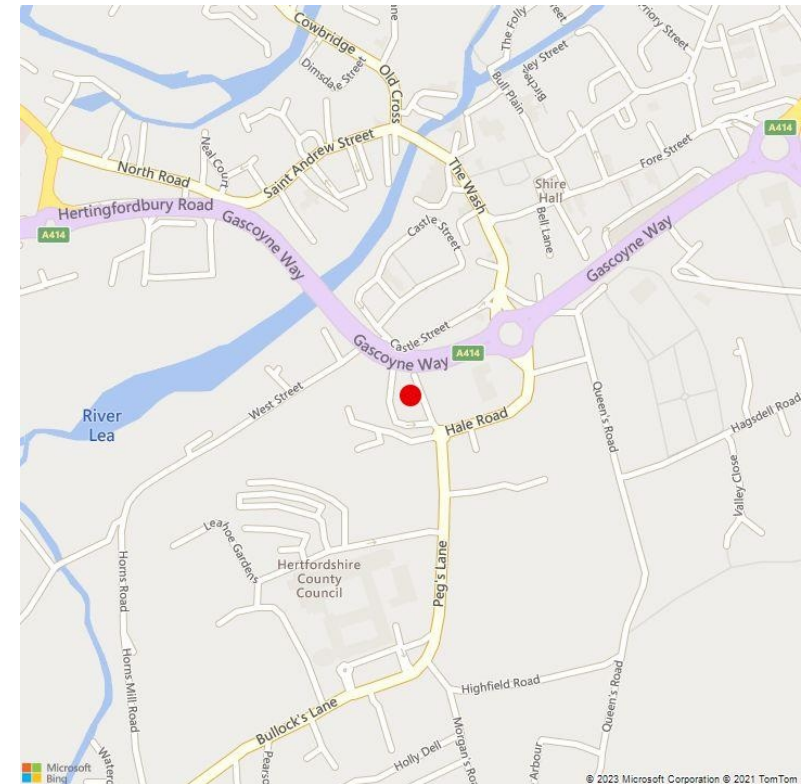
All prices quoted are subject to VAT in addition

## 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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