

**GASCOYNE WAY, HERTFORD, SG13 8EL**



**A FORMER MAIN DEALERSHIP CAR  
SHOWROOM PREMISES**

**6,392 SQ FT  
BUILT SPACE**

**RESIDUAL PLANNING FOR A  
FURTHER 3,078 SQ FT  
FIRST FLOOR AREAS**

**FOR SALE FREEHOLD**

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**LOCATION:**

This building stands prominently fronting the A414 Gascoyne Way immediately opposite Castle Street which leads through to the historic town centre within not more than 200 yards, whilst the new Aldi supermarket is accessed from the same side of the dual carriageway within approximately 250 yards distance.

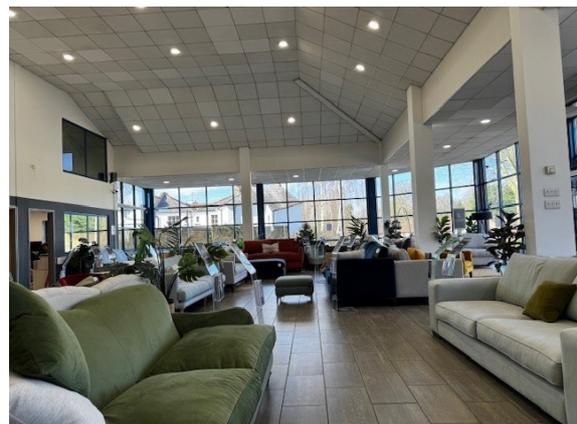
Hertford is a strong county town with a thriving town centre scene hosting the likes of Café Nero, EE, Toni & Guy, Sainsbury, Tesco and CEX alongside a renowned line up of eateries and popular entertainment venues.

Several of the main town centre car parks are close to hand including the Gascoyne Way multi storey and the surface level St Andrew Street car park just the other side of the Castle Gardens. The Lea Wharf multi storey is under refurbishment and due to open later this year whilst Sainsbury and Tesco offer further time controlled town centre spaces.

Hertford has two rail connections into London Liverpool Street and London Kings Cross. The A414 provides eastward connections to the M11 at Harlow and westward A1M/M1 connections at Hatfield and beyond. Junction 25 of the M25 is approximately 12 miles to the south. London Stansted & Luton International Airports are each within approximately 20 miles/40 minutes distance.

**OVERVIEW:**

- \* **For sale freehold**
- \* **Owner opportunity to increase floor area (new build first floor)**
- \* **Historically used as a main dealership car showroom**
- \* **Landmark location**
- \* **High profile visibility fronting dual carriageway**
- \* **Less than 200 yards from busy town centre**
- \* **Public car parks within less than 5 minutes walking distance**
- \* **Aldi supermarket within 200 yards**



**DESCRIPTION:**

A modern steel frame building to an eaves height of 14' and apex of 28'.

Existing ground floor	-	5,128 sq ft
Existing first floor	-	1,264 sq ft
First floor residual planning	-	3,078 sq ft
Total	-	9,470 sq ft

All floor areas and dimensions are approximate.

The floor areas are currently sub divided into 3 principle areas to include staff and office facilities to the rear ground and first floor. It is possible to create a more singular open plan layout.

- \* Possible for in excess of 20+ car parking spaces
- \* Maximum 14' eaves (28' to apex)
- \* All mains utilities
- \* Substantially glazed showroom frontage
- \* Sectional up and over loading door
- \* Part tiled floors
- \* Separate male and female wc's
- \* Kitchen
- \* Restroom & staff welfare areas
- \* May suit multi occupancy



**TERMS:**

The whole for sale freehold.

**PRICE:**

Upon application.

**EPC:**

TBA.

**RATEABLE VALUE:**

TBA.

**VAT:**

Applicable.

**LEGAL COSTS:**

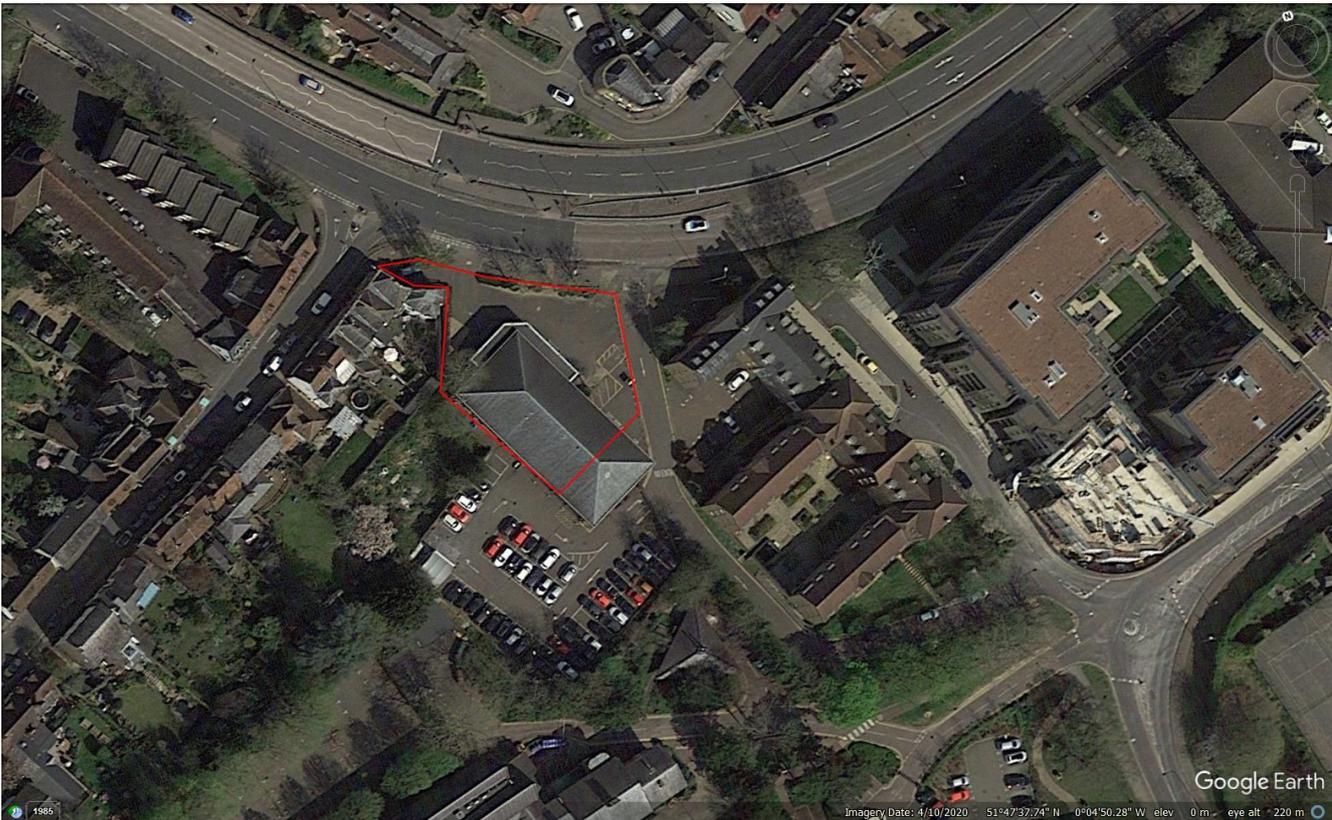
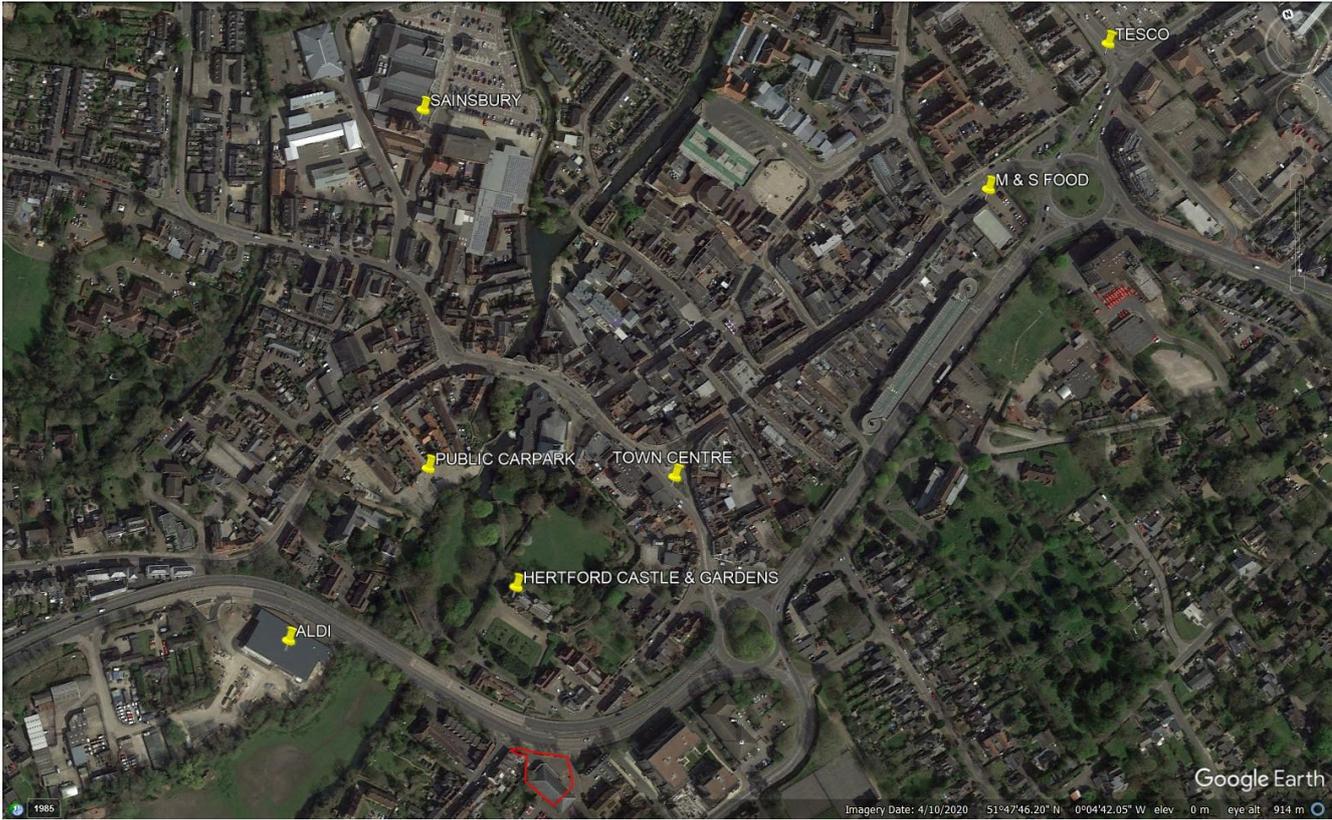
Each party are to be responsible for their own legal costs.

**VIEWING:**

Strictly by appointment through Aaran Forbes (aaran@pwco.biz) or Tracey Gidley (tracey@pwco.biz) at Paul Wallace Commercial on 01992 440744.

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