

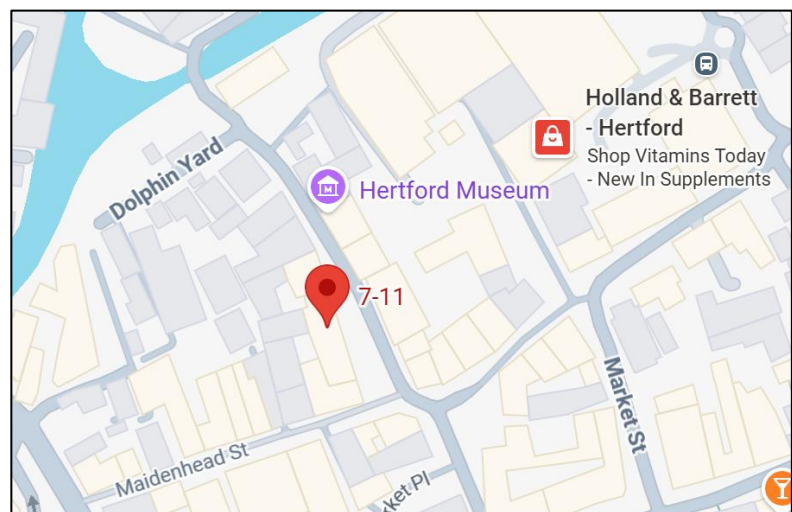


The Stone House, 7-11 Bull Plain, Hertford SG14 1DY

### Summary

- Substantial Freehold with development opportunity.
- Or New lease available
- All Uses considered
- Ground and first floor trading areas
- 2x 2 bed flats
- Located in the main food and beverage circuit

Rental Offers invited



Viewing is strictly by prior appointment with sole agents  
Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

**Paul Tallentyre**  
020 7299 0740  
[ptallentyre@dcl.co.uk](mailto:ptallentyre@dcl.co.uk)

**Connie Start**  
0207 299 0695  
[cstart@dcl.co.uk](mailto:cstart@dcl.co.uk)

### Location

Hertford is a desirable commuter hub in Hertfordshire.

The A414 dual carriageway skirts the town to the immediate south providing eastward M11 connections at Harlow via the A10 and westward A1M/M1 connections at Hatfield and beyond.

Main line British Rail is provided from both Hertford East and Hertford North with respective London Liverpool Street and Kings Cross connections.

London Stansted and London Luton International Airports are each within an approximate 20 mile/40 minutes drive time.

For a better understanding of the location please review [Google Street View](#).

### Description

A substantial brick built property consisting, basement, ground, first and second floors.

The business currently trades over ground and first floor.

To the rear of the property is an enclosed yard.

Located on the second floor is staff accommodation.



### Tenure

Freehold or Leasehold

### Terms

A new 20 year free of tie lease is available. Rent £120,000 with 5 yearly reviews

### Planning

The Premises benefits from sui generis class Use.

### Rateable Value

The current rateable value is £84,000 from 1 April 2026.

### EPC

An EPC has been commissioned and can be provided upon request.

### Legal Costs and Confidentiality

Each party is to bear their own legal costs incurred in this transaction. All prices quoted may be subject to VAT provisions.

### Viewings

All viewings should be arranged through the sole agents, Davis Coffery Lyons.