



Old Cross Tavern

8 St Andrew Street, Hertford, Hertfordshire, SG14 1JA

Tenure: Freehold

Price: £650,000

Ref: 96628

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

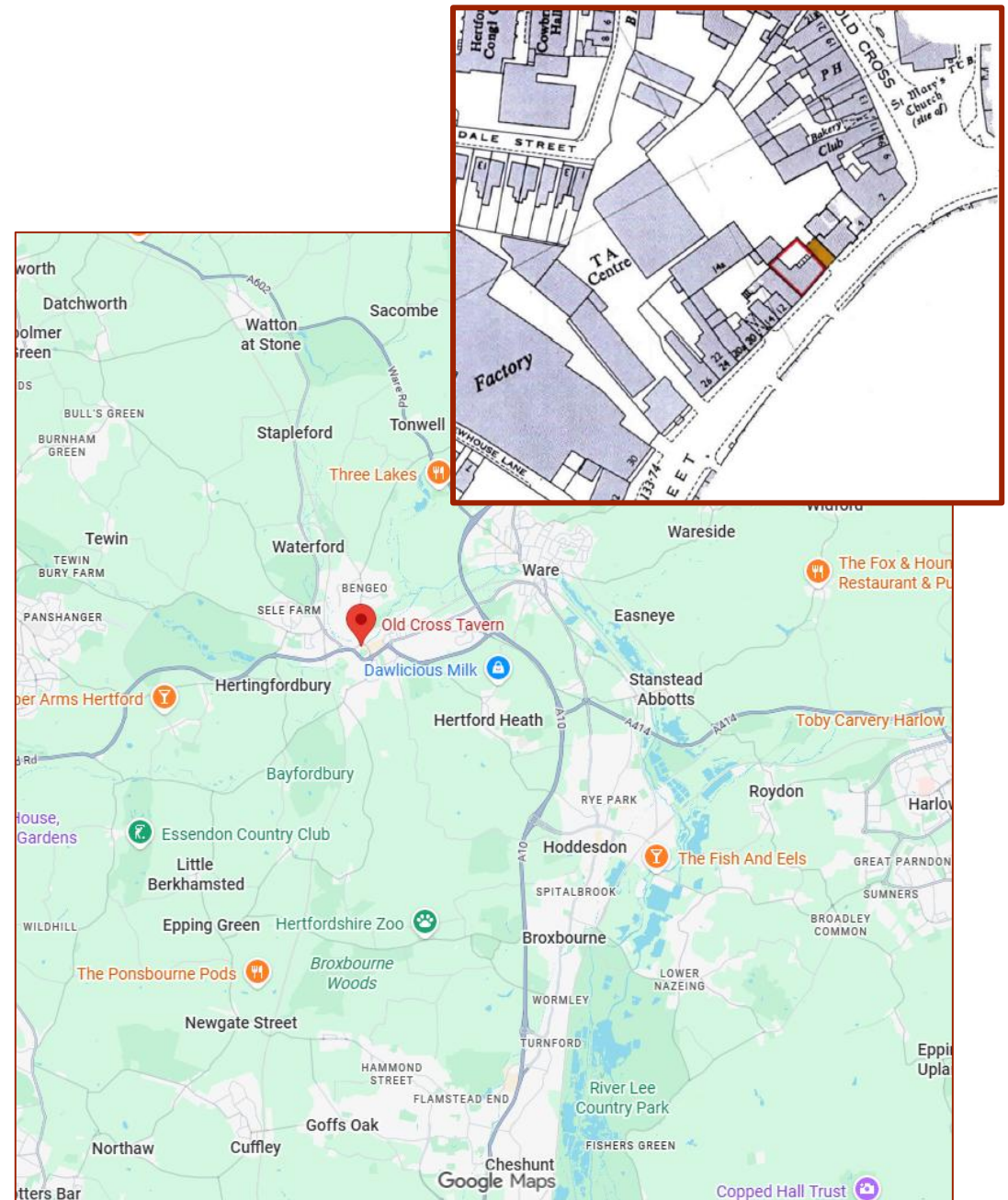
- Situated in the heart of busy Hertford town centre
- Imposing three-storey character property
- Ground floor pub generating £20,000 pa
- Four bedroom flat
- Potential to be used as two residential units
- Ideal for a developer or passive investor

Location

Hertford is the county town of Hertfordshire and houses a large population in the region of 27,000 residents. Being only 20 miles north of central London, and connected to it by two railway lines, Hertford continues to grow as one of the region's most desirable commuter hotspots and employment hubs. The town, fortified after the Norman conquest, still boasts a medieval layout with many character buildings, particularly along St Andrew Street on which the Old Cross Tavern sits. The town retains an affluent country-town feel yet houses a diverse range of national and local businesses.

The Property

The Old Cross Tavern is a prominent and eye catching three-storey property commanding a central position along St Andrew Street. This Grade II listed property is understood to date back to the late 17th Century and is of red brick construction with Flemish bond under a Welsh slate roof. It retains many character features including exposed timbers and original brickwork.



Ground Floor & Basement

Let on a commercial lease agreement, measuring in the region of 1,250 sq ft.

- BAR: Stripped wood flooring, two open brick fireplaces and exposed timbers.
- MICRO BREWERY.
- GENTLEMEN'S TOILETS.
- TWO LADIES' TOILETS.
- BASEMENT CELLAR: Cellar cooling unit and electronic barrel winch.
- TRADE PATIO.

First Floor

Presented to shell condition, measuring in the region of 522 sq ft.

- LIVING ROOM.
- KITCHEN.
- BATHROOM.
- DOUBLE BEDROOM.
- SINGLE BEDROOM/OFFICE.

Second Floor

Presented to shell condition, measuring in the region of 427 sq ft.

- KITCHEN.
- UTILITY ROOM.
- BATHROOM.
- DOUBLE BEDROOM.
- LIVING ROOM/DOUBLE BEDROOM.

The Business

The Old Cross Tavern is operated by a third party tenant and is not affected by the sale. All fixtures, fittings, effects and stock on site are excluded from the sale, owned by the Lessee in occupation. The business is unaffected by the sale.









Planning

The upper floors of the property benefit from Listed Building Consent for refurbishment and refitting. Full details can be found with East Hertfordshire District Council under reference numbers 3/25/0270/LBC and 3/25/1258/LBC.

Floor plans available upon request.

Tenure & Price

FREEHOLD £650,000

The Old Cross Tavern occupies the ground floor and basement area of the premises is let on a part repairing and insuring commercial lease agreement for a term of seven years commencing August 2026. The lease falls within the security provisions of Part II Landlord & Tenant Act 1954. Rental income generated is £20,000 per annum, paid monthly in advance, subject to review every third year of the term at Market Rent or RPI, whichever the greater. A security deposit is held, supported by Personal Guarantees. The lease is free-of-tie.

The upper floors are sold with vacant possession.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

Rateable value: £28,000

Council Tax Band: B

Local Authority: East Hertfordshire District Council





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

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Utility Helpline

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