



The Rotunda, Old London Road,
Hertford SG13 7LA



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GCS Properties acquired the investment/development opportunity off market in March 2023 on behalf of a retained client. Furthermore, the property currently benefits from 3.5 years of remaining income which our buyer will manage over that period, however once the property is vacant, the buyer will look to achieve 23 flats under PD with full planning permission being sought for 2 – 3 additional floors. The Rotunda was acquired by a large commercial property company who are fully cash funded, with the buyer going straight to completion.

- Acquired on a 7.75% gross yield.
- The net internal area of the building is 13,500sqft.
- Car parking to the rear for 32 spaces.
- Within a 5-minute walk to Hertford East Station.
- The opportunity is one of the last remaining commercial properties within Hertford that benefit from permitted development rights.
- Additional planning potential for 2 -3 extra floors which will be in line with neighbouring freeholds.

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