



MEMORANDUM

AF/TAG/C4831

27 FEBRUARY 2024

PROPERTY:

47 Railway Street, Hertford, Herts, SG14 1BA

DEMISE:

All that ground floor retail shop premises known as 47
Railway Street, Hertford, Herts, SG14 1BA

LANDLORDS:

Stewart Barnes, Rachel Barnes &
Union Pension Trustees Limited
Dunn's House
St Paul's Road
Salisbury
SP2 7BF

Att: Stewart Barnes



LANDLORDS SOLICITORS:

Trethowans LLP
London Road
Salisbury
Wiltshire
SP1 3HP

Att: Jenni Wicheard



TENANTS:

Phong Van Bui
15 Raydon Road
Cheshunt
Herts
EN8 8SL



TENANTS SOLICITORS:

Rahman & Co Solicitors
33 West Green Road
London
N15 5BY

Att: Assad Ahmed




LEASE: A new 10 year term to be granted, subject to a 5 yearly upward only rent review

This lease to be within the confines of the security of tenure and compensation provisions of the Landlord & Tenant Act 54 as amended

REPAIRING OBLIGATIONS: Effective full repairing and insuring obligations are to apply

ALIENATION: Assignment and/or sub letting of the whole only. Landlord consent not to be unreasonably withheld

RENT: 

All rents payable quarterly in advance

RENT FREE: 6 weeks

RENTAL SECURITY: A 3 month rental security deposit to be held for the duration or earlier determination

VAT: Not applicable

BUILDINGS INSURANCE: The landlords to maintain a full buildings insurance policy at all times. The tenants to reimburse due percentage

LEGAL COSTS: Each party to be responsible for their own legal costs

SUBJECT TO CONTRACT