



## Hertford House Hotel & Quiet Man Public House

1 Fore Street & 2-4 Parliament Square, Hertford, SG14 1DA

Tenure - Freehold

Guide Price - £2,200,000 plus VAT

**Fleurets**  
Leisure Property Specialists

## Summary

- Two trading units to be sold in one transaction comprising of a public house, restaurant, basement nightclub and 28 refurbished letting rooms
  - Hertford House Hotel has a restaurant unit with hotel rooms above and a nightclub within the basement.
  - The Quiet Man Public House has a ground floor trading space with bedrooms above and an outdoor trading area to front and rear.
- Substantial grade II listed property comprising two adjoining buildings with a total floor area of 16,329 sq ft.
- Located in the heart of the town centre surrounded by national and independent occupiers.
- Offered for sale on behalf of the Administrators (FRP Advisory).

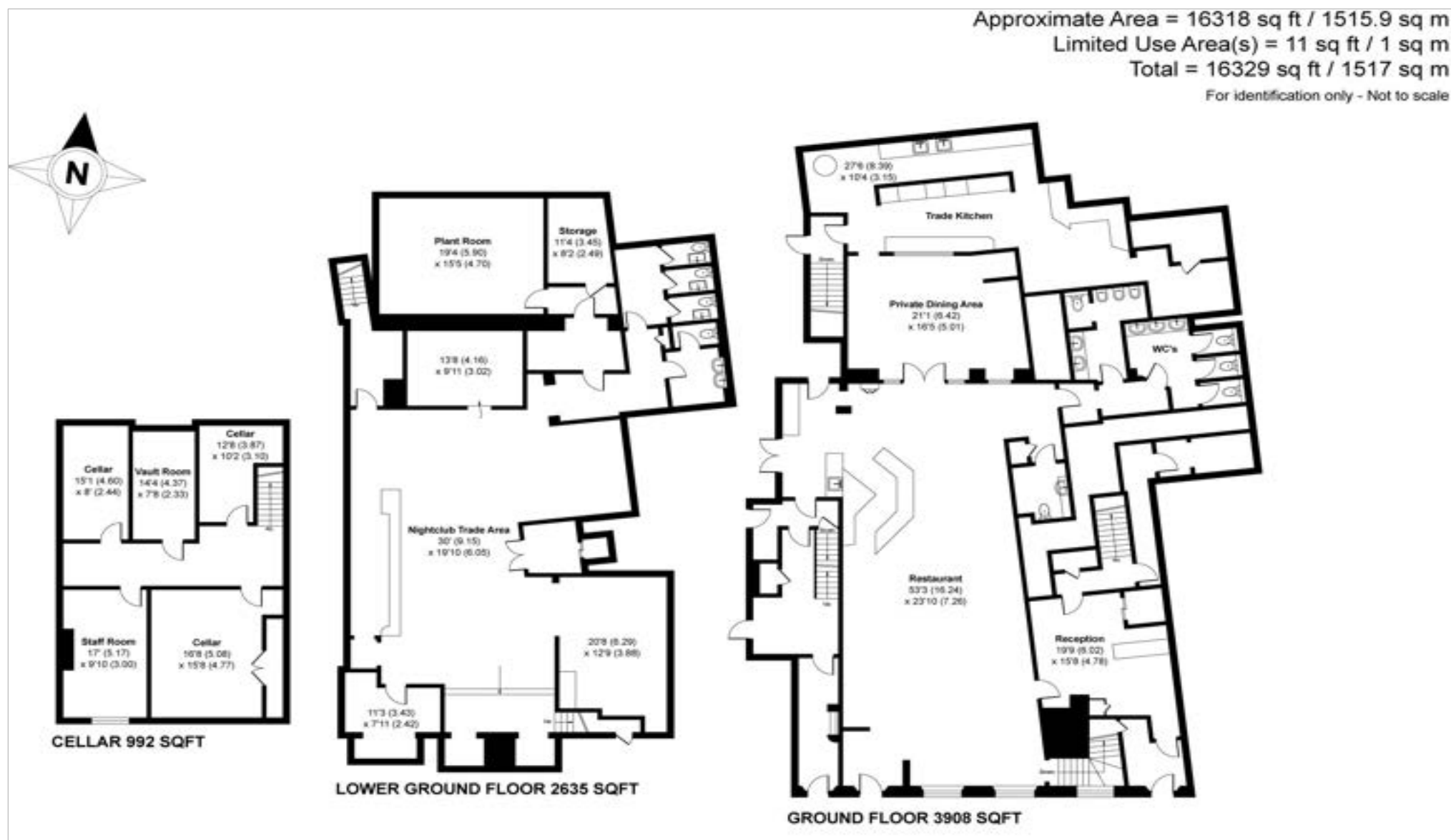
## Further Information & Viewing

For further information and to arrange a viewing, please contact Elysia Wilson-Gunn at Fleurets London office – 07810 541 579.

A discreet customer inspection is recommended in the first instance. Please do not approach the staff under any circumstance.



## Floor Plans – Hertford House Hotel: Cellar, Lower Ground Floor & Ground Floor

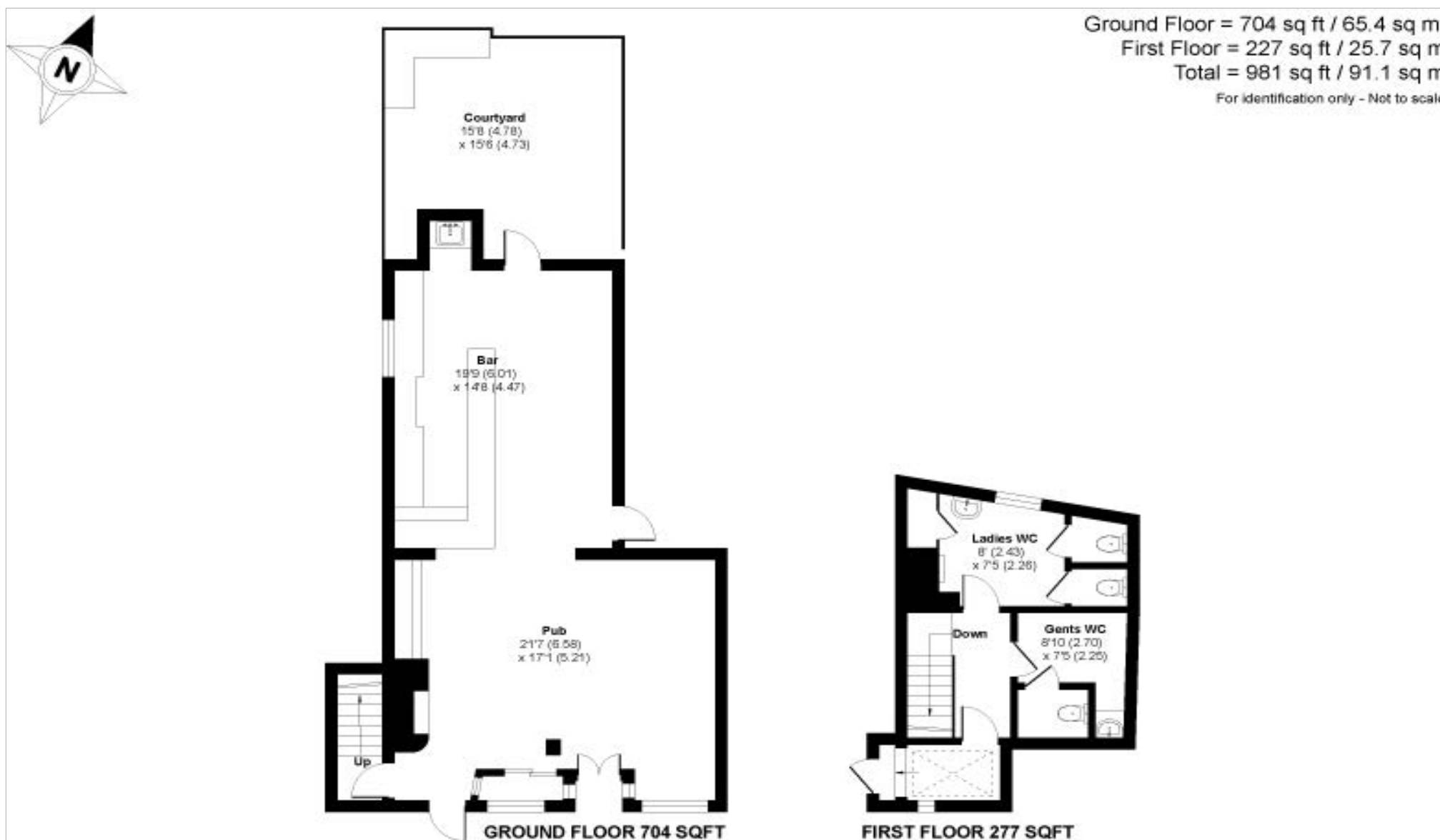


## Floor Plans – Hertford House Hotel: First, Second & Third Floors



This plan has been provided for indicative purposes only.

## Floor Plans – Quiet Man Public House: Ground &amp; First Floor



## Location

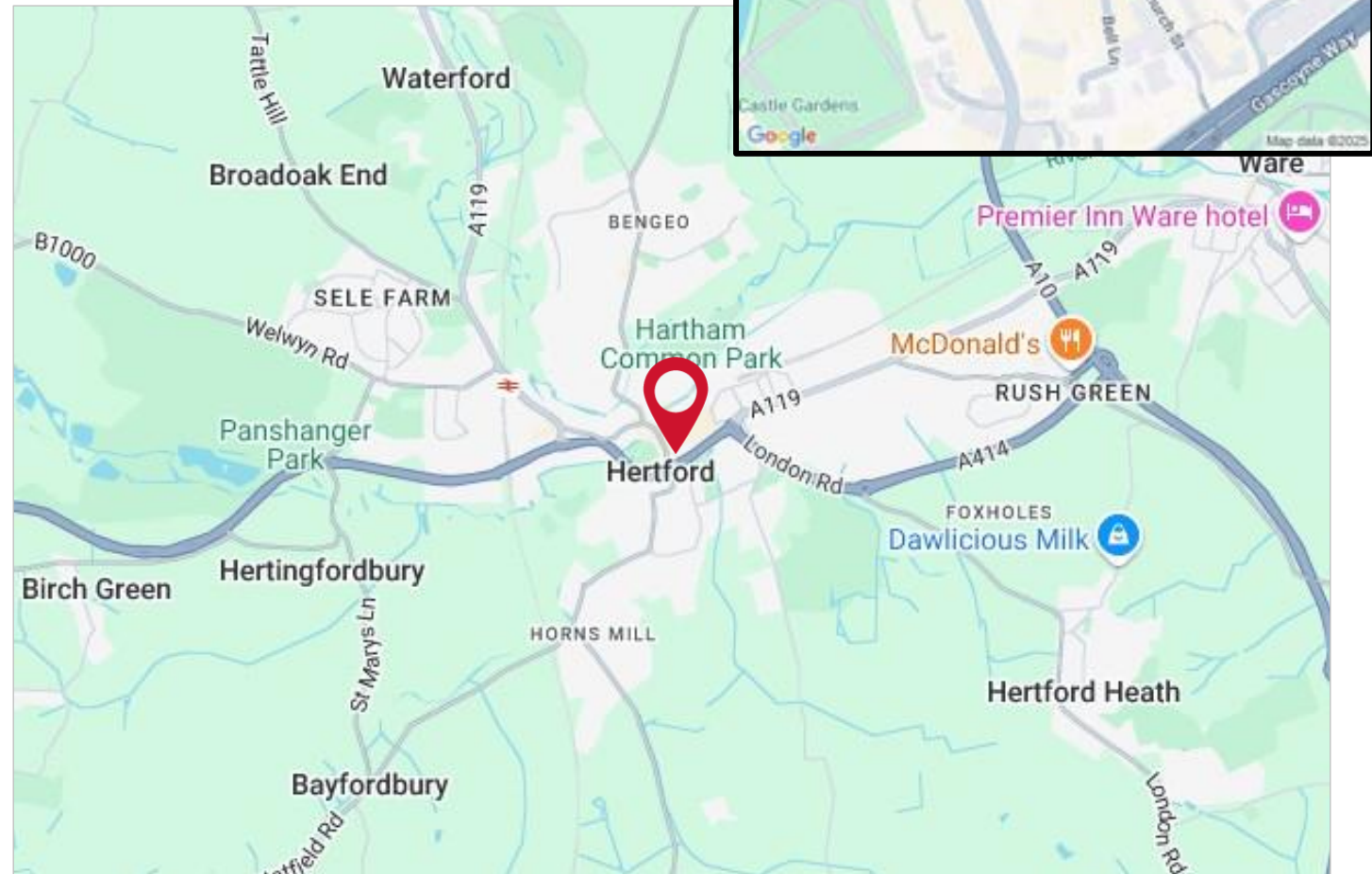
Hertford is a popular commuter market town located approximately 30 miles north of London, 15 miles west of Bishop's Stortford and 15 miles east of St. Albans.

The town centre is served by Hertford East and Hertford North Railway Stations, which provide regular rail links into central London, with a fastest journey time of approximately 50 minutes.

The premises are located in the historic market town centre on Fore Street and fronting Parliament Square which is partially pedestrianised in the central leisure destination, comprising numerous restaurants and pubs.

Nearby retail includes Marks & Spencer, Cafe Nero, Lloyds Bank and WHSmith. In addition, there is also a comprehensive array of bars and restaurants such as Shahenshah (Indian), Oishii (Japanese), Proove Pizza, Dinnio (Mediterranean) and Pizza Express.

There are a number of local attractions and amenities including Hertford Castle & Gardens, Hertford Museum, Hertford Heritage Trail and McMullen's Brewery.



## Description

The premises comprise of two adjoining buildings; The Hertford House Hotel 1 Fore Street, and The Quiet Man Public House 2-4 Parliament Square.

The Hertford House Hotel at 1 Fore Street is a converted Georgian townhouse of brick construction to the two upper floors. A third floor is housed beneath the mansard tiled roof. The ground floor is operated as Hertford House Bar & Restaurant with a lounge bar/nightclub in the basement.

The Quiet Man Public House at 2-4 Parliament Square is another converted town house of brick construction consisting of a ground floor and two upper floors.

The premises have been connected internally on all levels, with the hotel rooms at the upper floors of both buildings.

Hertford House Hotel is formed within the three upper floors of Hertford House and the two upper floors above the Quiet Man Public House.

There is an external seating area to the front of the properties facing Parliament Square.

To the rear of the property is an additional outdoor trading area. The front section nearest to the Quiet Man is included in the demise. The further section with the bar servery and additional seating is understood to be outside of the title.

## Trade

No trade is warranted or sold.

The property is being offered for sale on behalf of the appointed as administrators of FRP Advisory. Limited accounts from date of the Administrators (7th April 2025) appointment can be provided upon request on a non-reliance basis.



## Accommodation

**The Hertford House Hotel** – At ground floor is the reception and lift to hotel rooms. There is also a restaurant, for 60 covers, and is fitted out in an attractive contemporary style, and has a large marble bar servery to the back of the unit on the left-hand side. It leads through to another dining area used for private functions which is in front of an open theatre kitchen, with walk in fridges, office and staff area. There are customer toilets, including a disabled WC.

**The Hertford House Bar & Restaurant Lounge Bar** is accessed internally from the reception area. It has a bar servery extending the full length of the left-hand side wall, fixed booth and movable seating, a DJ stage, dance floor, storage space and an additional set of customer toilets.

**The Quiet Man Public House** - This is a single open plan trading space with large window frontages and bar servery to the left-hand side with a mixture of fixed, moveable and bar seating with approximately 40 covers. There are doors out to the rear external trade space. All areas are linked between the two buildings to access the basement cellage and staircase to rooms above. The customer toilets for the public house are located to the first floor area.

**The 28 en-suite hotel rooms** are located on the upper floors of both buildings and has been refurbished to a high standard. They have lift and staircase access and are arranged as follows:

Level	No. of rooms
First Floor	9 double rooms and 2 single rooms
Second Floor	10 double rooms and 1 single room
Third Floor	6 double rooms
Total	28 rooms

## Tenure

Freehold with vacant possession on completion.



# Hertford House Hotel, 1 Fore Street



Hertford House – Private Dining Area

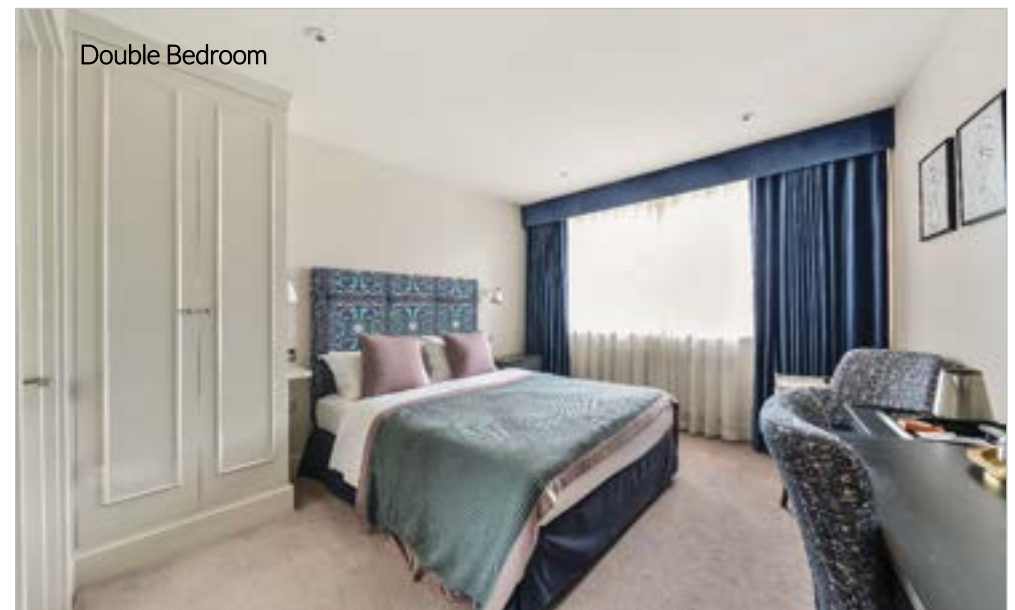


Hertford House - Nightclub at Basement Level



Hertford House - Restaurant & Bar









Quiet Man Public House - Trade Area



## Business Rates

The property is in an area administered by East Herts Council.

Hertford House Hotel is described in the VOA website as 'Hotel and Premises' and shows a Rateable Value of £74,800 (with effect from 1st April 2023).

The Quiet Man is described in the VOA website as 'Cafe and Premises' and shows a Rateable Value of £14,750 (with effect from 1st April 2023).

## Planning

The property is Grade II listed and is situated within the Hertford Conservation Area.

The property is not listed as an Asset of Community Value (ACV).

## Services

We understand the premises are connected to mains services.

## EPC

An Energy Performance Certificate is being prepared by our client and will be made available to prospective purchasers in due course.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.

## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Premises Licence

A premises and pavement licence prevails, the main licensable activities being:

Premises Licence		
• <u>Sale of Alcohol</u>		
Monday to Wednesday		11.00 am to 12.00 midnight
Thursday		11.00 am to 01.00 am
Friday & Saturday		11.00 am to 02.00 am
Sunday		12.00 midday to 10.30 pm
• <u>Late Night Refreshment (Hotel Residents)</u>		
Monday to Sunday		11.00 pm to 5.00 am
• <u>Live &amp; Recorded Music</u>		
Monday to Wednesday		12.00 midday to 12.00 midnight
Thursday		12.00 midday to 01.00 am
Friday & Saturday		12.00 midday to 02.00 am
Sunday		12.00 midday to 10.30 pm
Pavement Licence		
• <u>Pavement tables and chairs</u>		
Monday to Sunday		07.00 am to 10.00 pm

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

For further information please log onto [fleurets.com](https://fleurets.com) or give Elysia a call.



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