

SHOP TO LET

UNIT 31
GOMOND STREET
HEREFORD
HR1 2DP

On the instructions of



LOCATION

The property is situated in a prominent position fronting Gomond Street leading into the Maylord Shopping Centre. The property is adjacent to **CLAIRE'S ACCESSORIES**. Other nearby retailers include **BODY SHOP**, **LAURA ASHLEY** and **EE**.

A trader's plan extract is attached to the rear of these details upon which the property has been identified.

ACCOMMODATION

The premises are arranged over ground and first floors comprising the following approximate floor areas and dimensions:-

Internal Width	5.58m	18'4"
Shop Depth	20.13m	66'1"
Ground Floor Sales	109.3m ²	1177 sq ft
First Floor	102.4m ²	1103 sq ft

LEASE

The property is available by way of a new 10 year full repairing and insuring lease upon terms to be agreed, subject to 5 yearly upward only rent reviews.

RENTAL

A commencing rental of **£27,500 pax**

EPC

The Energy Performance Asset Rating of the premises currently falls within category C (53).

A copy of the Energy Performance Certification can be made available upon request.

SERVICE CHARGE

The yearly service charge is currently budgeted at £8,278.76 per annum.

There is also an insurance premium payable of £875.51.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

Rateable Value
(2017 Assessment) **£30,500**

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Viewing is strictly by prior appointment with the joint retained agents.

Andrew Benson
DDI: 0121 410 5546
Email: andrew.benson@wrightsilverwood.co.uk

Scott Robertson
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Or our joint agents, HRH Retail:-

Tim Hance
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Sam Stickler
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**All transactions are stated exclusive of VAT.
Subject to Contract**

SEPTEMBER 2017

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3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.