



14-15A ST PETERS STREET, HEREFORD, HR1 2LE

TOTAL SALES SPACE - 226.35 M² (2,436 FT²)

LOCATION

Hereford is a Cathedral City within close proximity to the Welsh boarder, 25 miles from Worcester, 30 miles from Gloucester and 50 miles from Cardiff. Hereford has a population of over 56,000 and attracts circa 5 million visitors a year

DESCRIPTION

The premises benefits from a wide frontage onto the pedestrianised St Peters Street and offers large open plan sales space with the option of first and second floors for additional space. Nearby retailers include Bon Marshe, Paddy Power, Costa and Holland & Barrett.

ACCOMMODATION

Areas (NIA)	M ²	Ft ²
Ground Floor Sales	226.35	2,436
Ground Floor Ancillary	28.96	312
First Floor Office	133.69	1,439
Second Floor Office	127.01	1,368
Total	516.01	5,555

USE

We understand the property has planning consent for sui generis use on ground floor with office use above. We would advise any party to seek planning advice on the use class of the property prior to the letting.

Alternative uses will be considered subject to planning such as A3/A4 Restaurant/Bar or D2 Gym.

TERMS

The property is available on a new fully repairing and insuring lease on terms to be agreed.

The property can be let as a whole or separately.

RENT

£65,000 per annum exclusive for ground floor only

£95,000 per annum exclusive for the whole building

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are advised to confirm their estimated business rate by contacting the Local Authority.

Rateable Value 2019/20: £52,000

Estimated Rates Payable 2019/20: £26,208

ENERGY PERFORMANCE CERTIFICATE

An EPC assessment has been instructed.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas.

CONTACT :

Tim Brooksbank MRICS

01225 747266 | 07880 201742

tim.brooksbank@carterjonas.co.uk

Molly Williams

01225 747273 | 07792 060802

molly.williams@carterjonas.co.uk

Carter Jonas LLP, St James

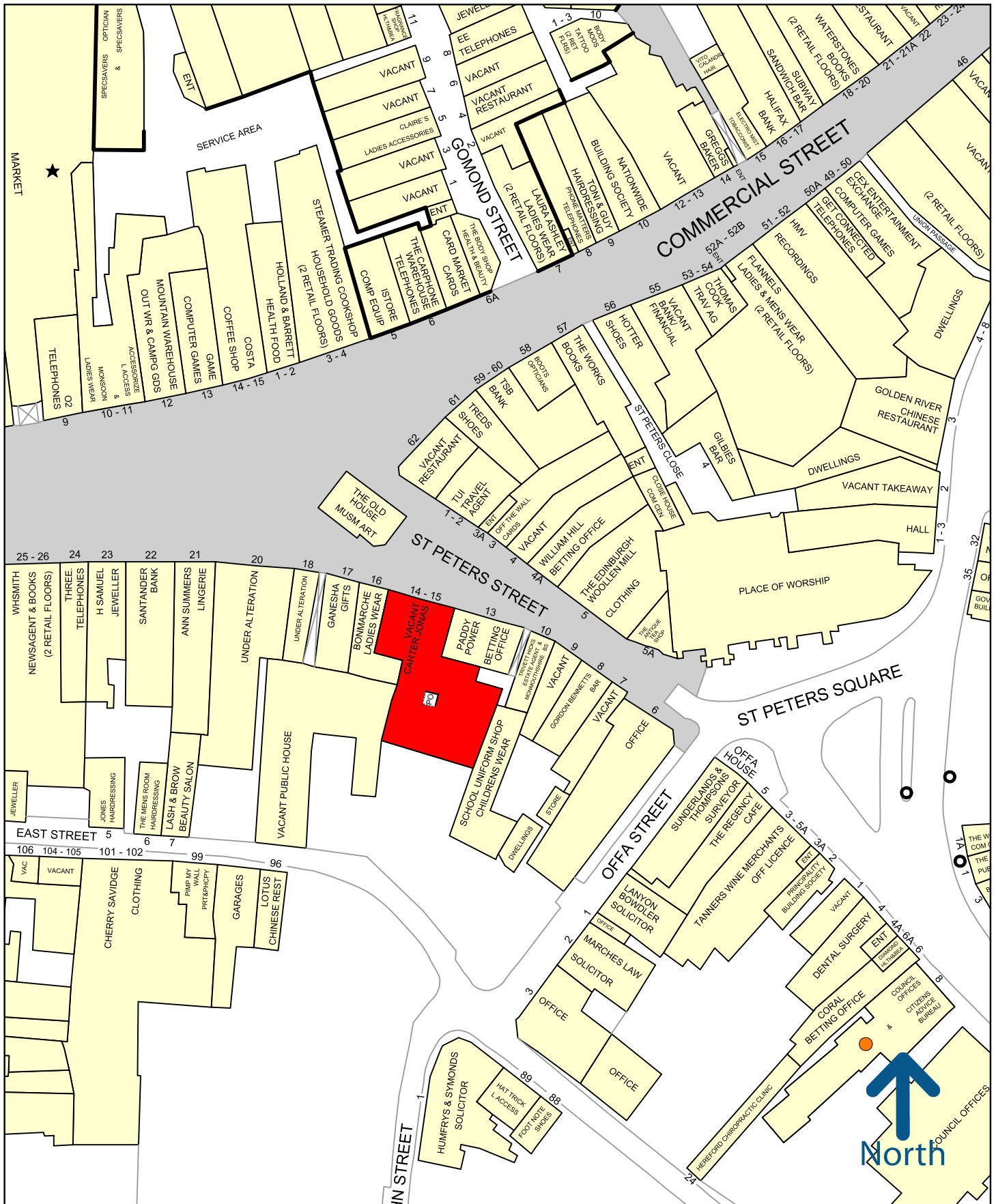
House, Lower Bristol Road,

Bath, BA2 3BH |

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IMPORTANT INFORMATION

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50 metres

Experian Goad Plan Created: 12/06/2019
Created By: Carter Jonas LLP