

# RETAIL UNIT TO LET HEREFORD UNIT 7/8 OLD MARKET SHOPPING CENTRE

## Description

Old Market is a 310,000 sq. ft. open air retail and leisure development in the heart of Hereford City Centre, boasting annual footfall of 6.5 million. Key tenants include **Next, H&M, TK Maxx, Joules, Fat Face, Pandora** and **Waitrose**.

Old Market's leisure provision is anchored by an **Odeon Cinema** with notable occupiers including **Wagamama, Miller & Carter, Nando's** and the recently upsized **The Beefy Boys**. The scheme is supported by 1,016 car parking spaces, which serves as the main car park in the City.

Please refer to the attached copy of the street traders plan for further details.

## Accommodation

The premises are arranged over ground and mezzanine floors providing the following approximate areas:

<b>Ground Floor</b>	10,344 sq. ft. (961 sq. m)
<b>Mezzanine Floor</b>	8,331 sq. ft. (774 sq. m)

Alternatively the premises can be subdivided to create a unit of 6,000 sq. ft. at ground and another unit of 4,000 sq. ft. at ground. Further information is available upon request.

## Lease

The premises are available subject to vacant possession on new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

Upon application.



## Service Charge

The current service charge for the financial year is £78,000 per annum.

## Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£221,000
<b>UBR (20/21)</b>	0.512p

All parties are to advised to make their own enquires to the relevant authority.

## EPC

The property has an EPC rating of B 44. A full report is available upon request.

## Legal Costs

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

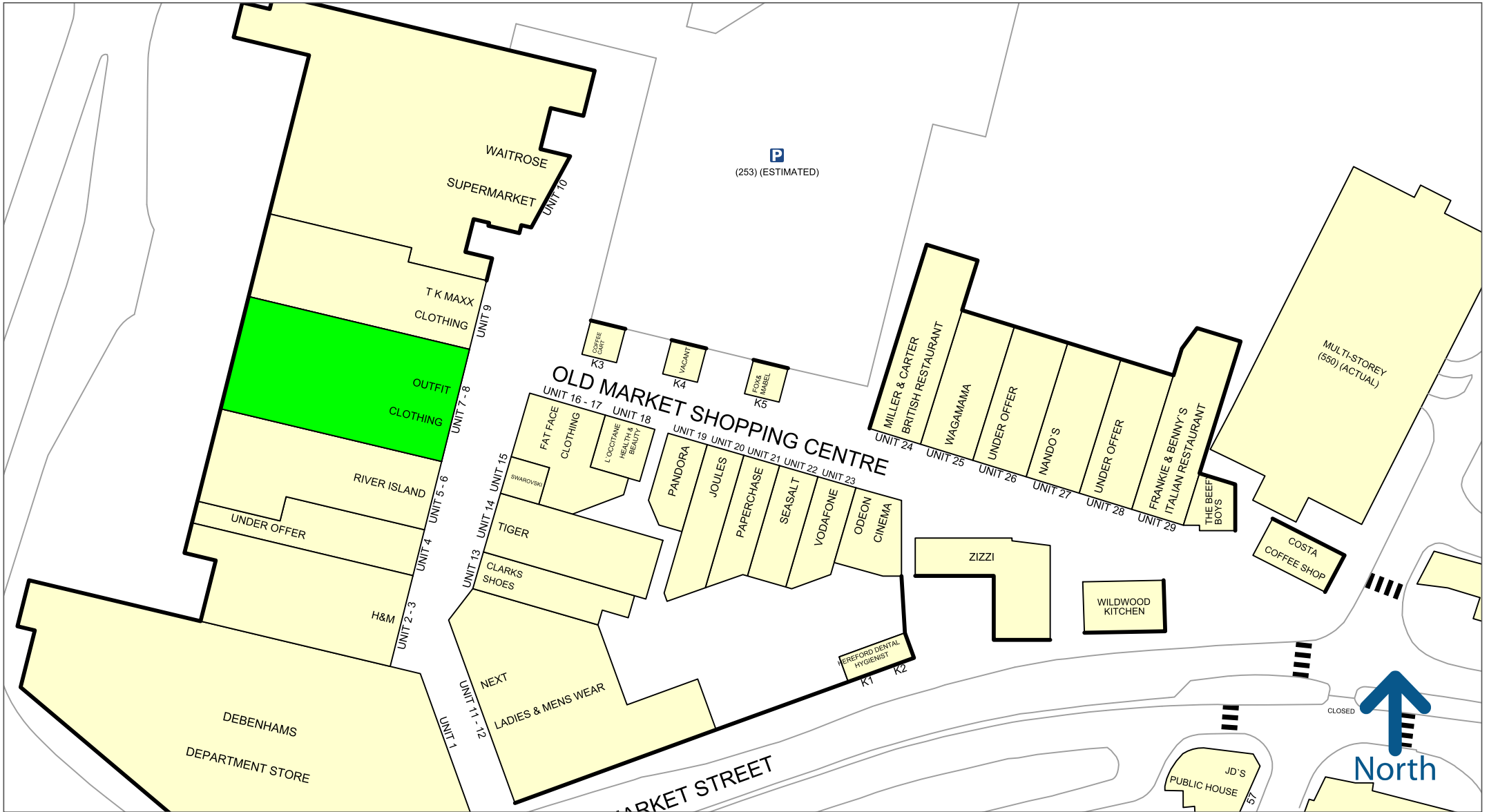
## Viewing

The premises are available subject to vacant possession and strictly by appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall** 020 7659 4836  
matt.beardall@greenpartners.co.uk

**Adam Bindman** 020 7659 4822  
adam.bindman@greenpartners.co.uk

*Subject to Contract*



50 metres

Experian Goad Plan Created: 20/01/2021  
Created By: Green and Partners



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