

SHOP TO LET

**UNIT 17
7 GOMOND STREET
HEREFORD**

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 located adjacent to **CLAIRES ACCESSORIES**. Other nearby retailers include **BODY SHOP**, **ERNEST JONES**, **EE** and **LAURA ASHLEY**.

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	3.89m	12'9"
Shop Depth	14.25m	46'9"
Ground Floor Sales	57.69m ²	621 sq ft
First Floor	71.35m ²	768 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 **£22,500 pax**

EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

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

SERVICE CHARGE

There is a service charge levied on the property which for the year ended 2014 equated to £9,402.

There is also an insurance premium payable of £661.46.

RATEABLE VALUE

The rates have yet to be assessed for rating purposes.

We advise all interested parties to make their own enquiries with the Local Authority.

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

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Scott Robertson

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Or our joint agents, Harmer Ray Hoffbrand:-

Tim Hance

Tel: 0207 908 7031

Email: Tim@hrh.uk.com

Sam Stickler

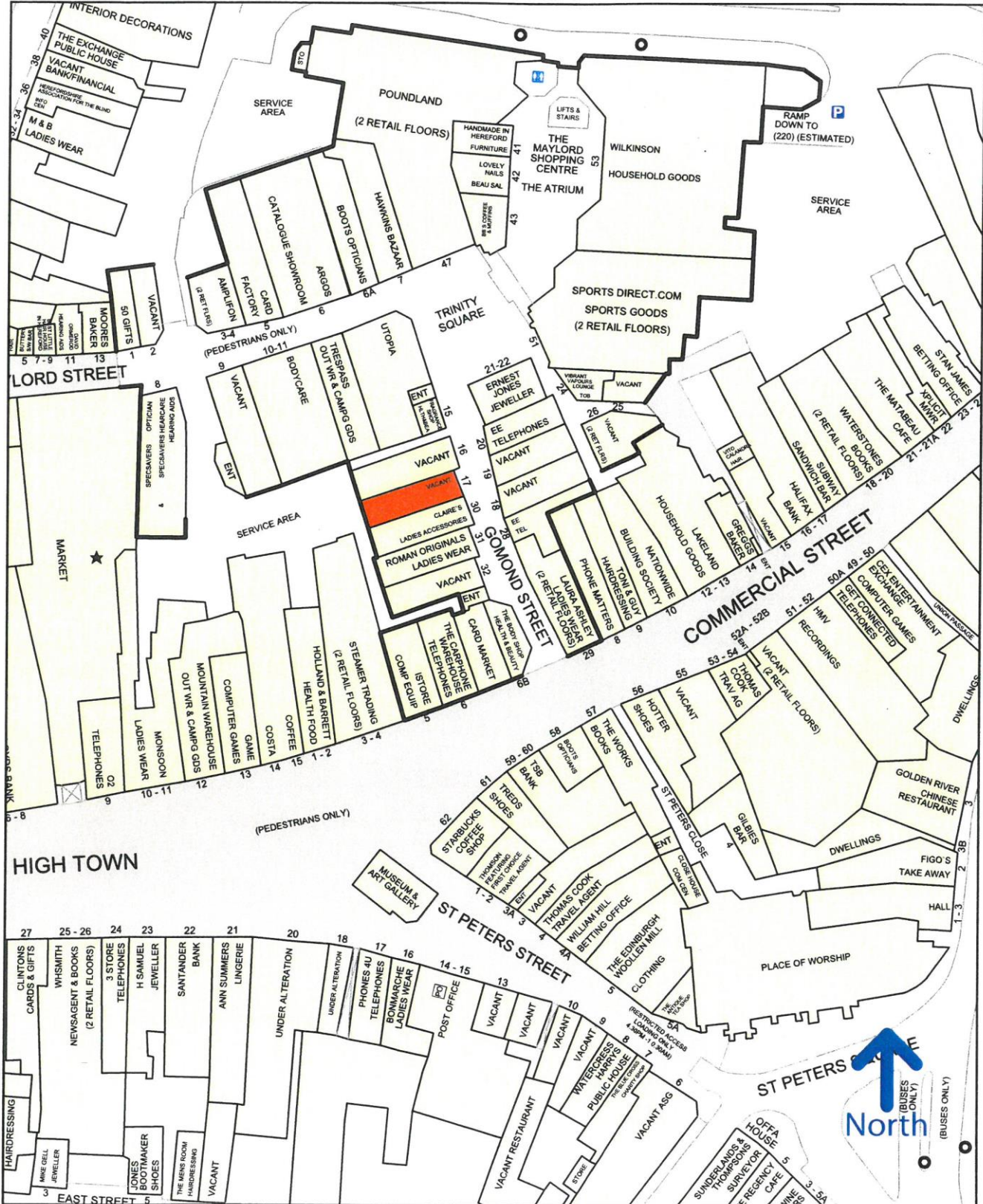
Tel: 0207 908 7039

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**All transactions are stated exclusive of VAT.
Subject to Contract**

DECEMBER 2016

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