

## LARGE RETAIL PREMISES TO LET

**UNIT 6  
MAYLORD SHOPPING CENTRE  
HEREFORD  
HR1 2DS**

On the instructions of



### LOCATION

The premises occupy a prime trading position in Maylord Shopping Centre fronting onto Maylord Street. The property is opposite a new **BODYCARE** and adjacent to **BOOTS OPTICIANS** and **CARD FACTORY**.

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

### ACCOMMODATION

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

Gross Frontage	13.86m	45'6"
Net Frontage	12.59m	41'4"
Internal Width	13.50m	44'4"
Shop Depth	29.09m	95'6"
Ground Floor Sales	380.71m <sup>2</sup>	4098 sq ft
First Floor Storage/ Potential Sales	533.72m <sup>2</sup>	5745 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

**£130,000 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

The yearly service charge for year end September 2019 is £20,636.98 per annum.

There is also an insurance premium payable of £4,082.48.

### 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) £71,000**

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.

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Or our joint agents, Harmer Ray Hoffbrand:-

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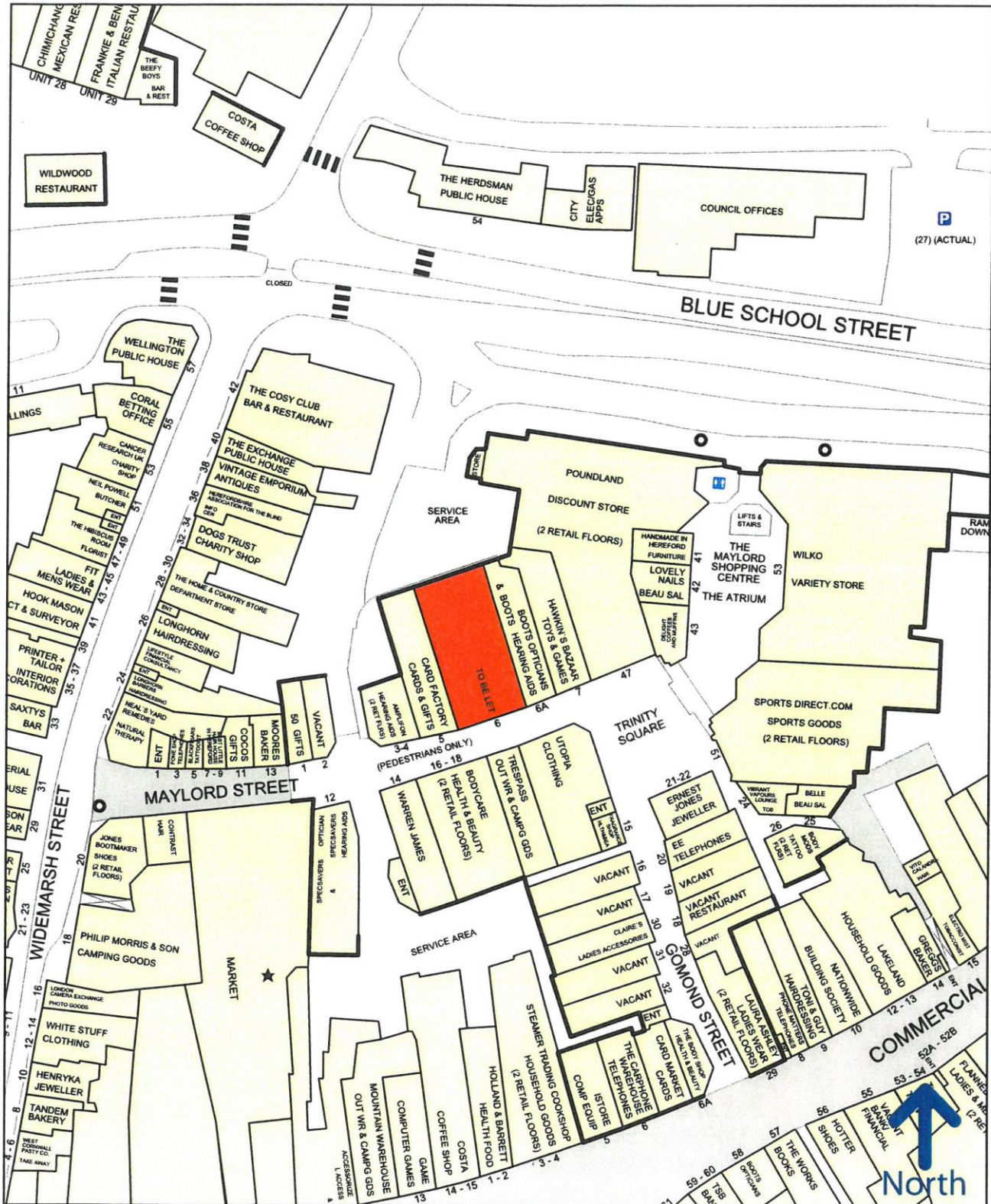
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**All transactions are stated exclusive of VAT.  
Subject to Contract**

**MARCH 2019**

**0121 454 4004**





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