

**arc** incorporating  
**downing  
bentley**  
Retail Property Consultants

**PRIME RETAIL UNIT TO LET**

14 High Street

Hereford

HR4 9AA





## Location

The property is situated on the pedestrianised High Street in the centre of Hereford, a cathedral city approximately 42 miles north of Bristol and 46 miles south west of Birmingham.

It's close to major high street retailers **M&S**, **Boots**, **WH Smith** and **Primark**.

Other multiple retailers in the immediate vicinity include **Hotel Chocolat**, **Clinton Cards**, **HSBC** and **Coffee #1**.

## Accommodation

The premises are arranged over ground and first floor levels and provide the following approximate net internal floor areas:

Ground Floor Sales	946 sq ft	87.9 sq m
First Floor Storage	676 sq ft	62.8 sq m

## Rent

**£37,500** per annum exclusive.

## Terms

The premises are available on a new full repairing and insuring lease, for a term to be agreed, subject to upwards only rent reviews every 5<sup>th</sup> year.

## EPC

The property has an EPC Rating of D-86.

## VAT

All figures quoted are exclusive of VAT.

## Costs

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

## Rating Assessment

The premises have been entered into the 2017 Rating List as follows:

Rateable Value	£45,000
UBR 2020/2021	49.9p

Interested parties are advised to make their own enquiries of the Local Billing Authority.

## Planning

The premises benefit from a new Class E (commercial, business and service) use as defined by the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Class E includes retail, financial & professional services, restaurant, office indoor sports, medical and nursery uses. Interested parties are advised to make their own enquiries of the Local Planning Authority.

## Further Information

For further information or to arrange an inspection please contact:

**Spencer Wilson**

[spencer@arcetail.co.uk](mailto:spencer@arcetail.co.uk) | 07736 010220

Alternatively contact our joint agent:

Calan Retail

Andy Sturrock - 07866 916808

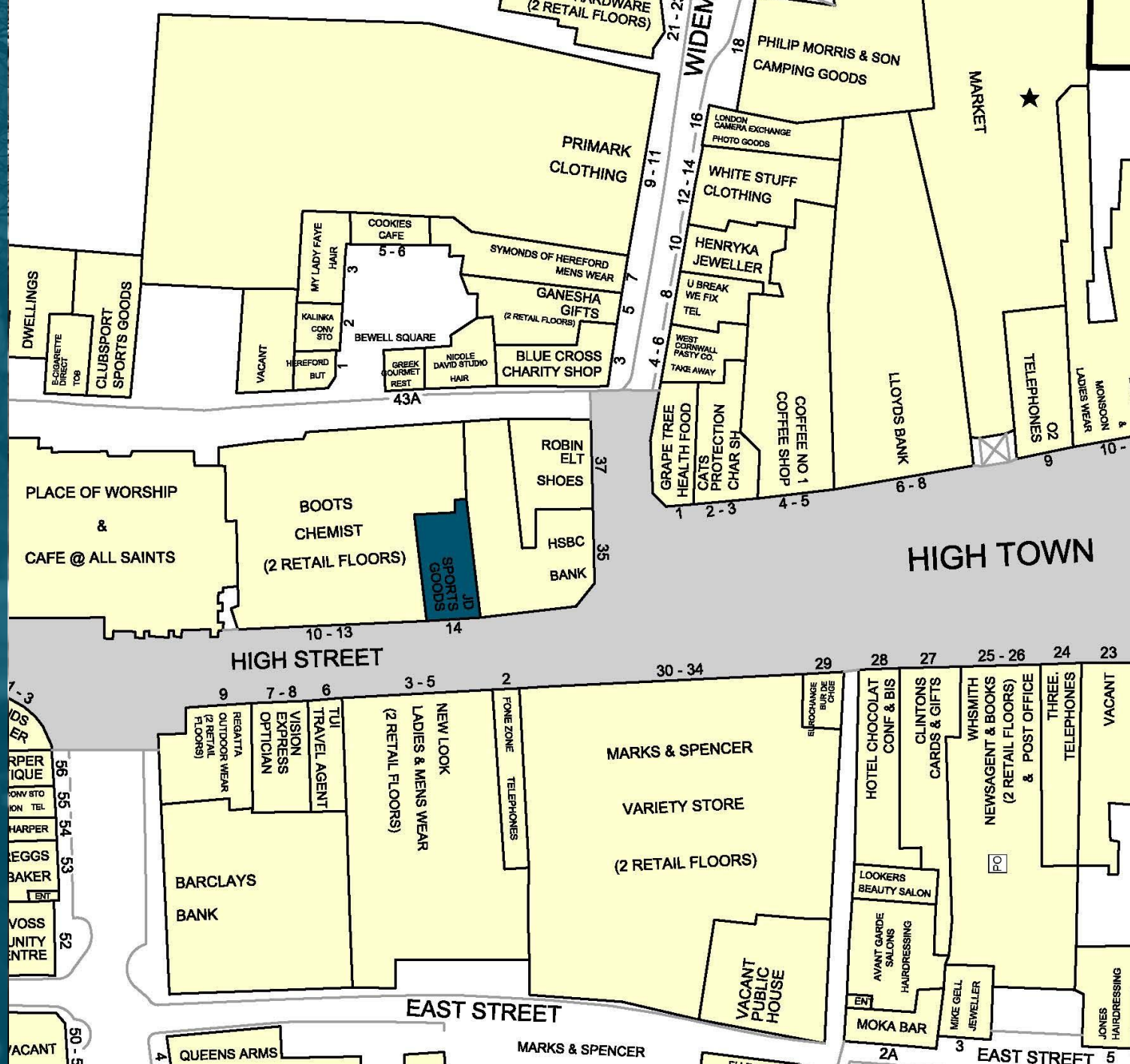
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## Retail Property Consultants

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