

SHOP TO LET

UNIT 16
9 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 opposite **EE**. Other nearby retailers include **ERNEST JONES**, **SPORTS DIRECT** 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	5.91m	19'5"
Shop Depth	20.94m	68'7"
Ground Floor Sales	98.57m ²	1061 sq ft
First Floor	101.64m ²	1094 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 **£32,500 pax**

EPC

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

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 £13,102.03.

There is also an insurance premium payable of £956.47p.

RATEABLE VALUE

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:-

Rateable Value	£52,500
(2010 Assessment)	
Rate in the £ (2016/17)	0.497
Rates Payable	£26,092.50

We advise all interested parties should verify the above information 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
DDI: 0121 410 5546
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Scott Robertson
DDI: 0121 410 5545
Email: srobertson@wrightsilverwood.co.uk

Or our joint agents, Harmer Ray Hoffbrand:-

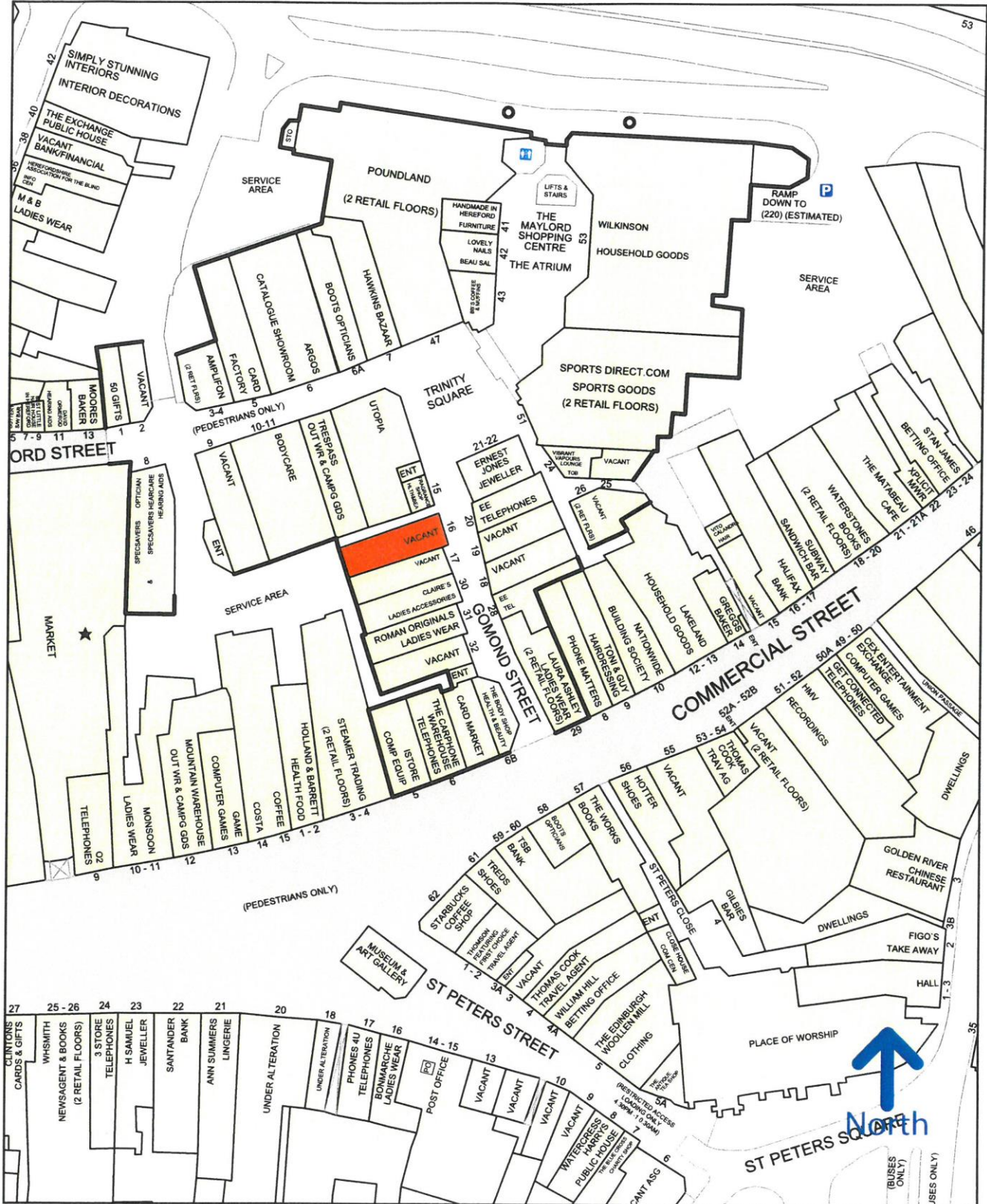
Tim Hance
Tel: 0207 908 7031
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**All transactions are stated exclusive of VAT.
Subject to Contract**

DECEMBER 2016

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