

## SHOP TO LET

**UNITS 13/14  
1 TRINITY SQUARE  
HEREFORD**

On the instructions of



### LOCATION

The property is situated in a primary position fronting Trinity Square and Maylord Street in the Maylord Shopping Centre. The property is adjacent to **TRESPASS**. Other nearby retailers include **BODY SHOP, CARD FACTORY, SPORTS DIRECT** and **POUNDLAND**.

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	13.97m	45'10"
Shop Depth	21.1m	69'3"
Ground Floor Sales	235.70m <sup>2</sup>	2537 sq ft
First Floor	265.70m <sup>2</sup>	2860 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 **£82,500 pax**

### EPC

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

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 £29,440.

There is also an insurance premium payable of £2,533.73.

### RATEABLE VALUE

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

<b>Rateable Value (2010 Assessment)</b>	<b>£110,000</b>
<b>Rate in the £ (2016/17)</b>	<b>0.497</b>
<b>Rates Payable</b>	<b>£54,670</b>

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**  
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**Scott Robertson**  
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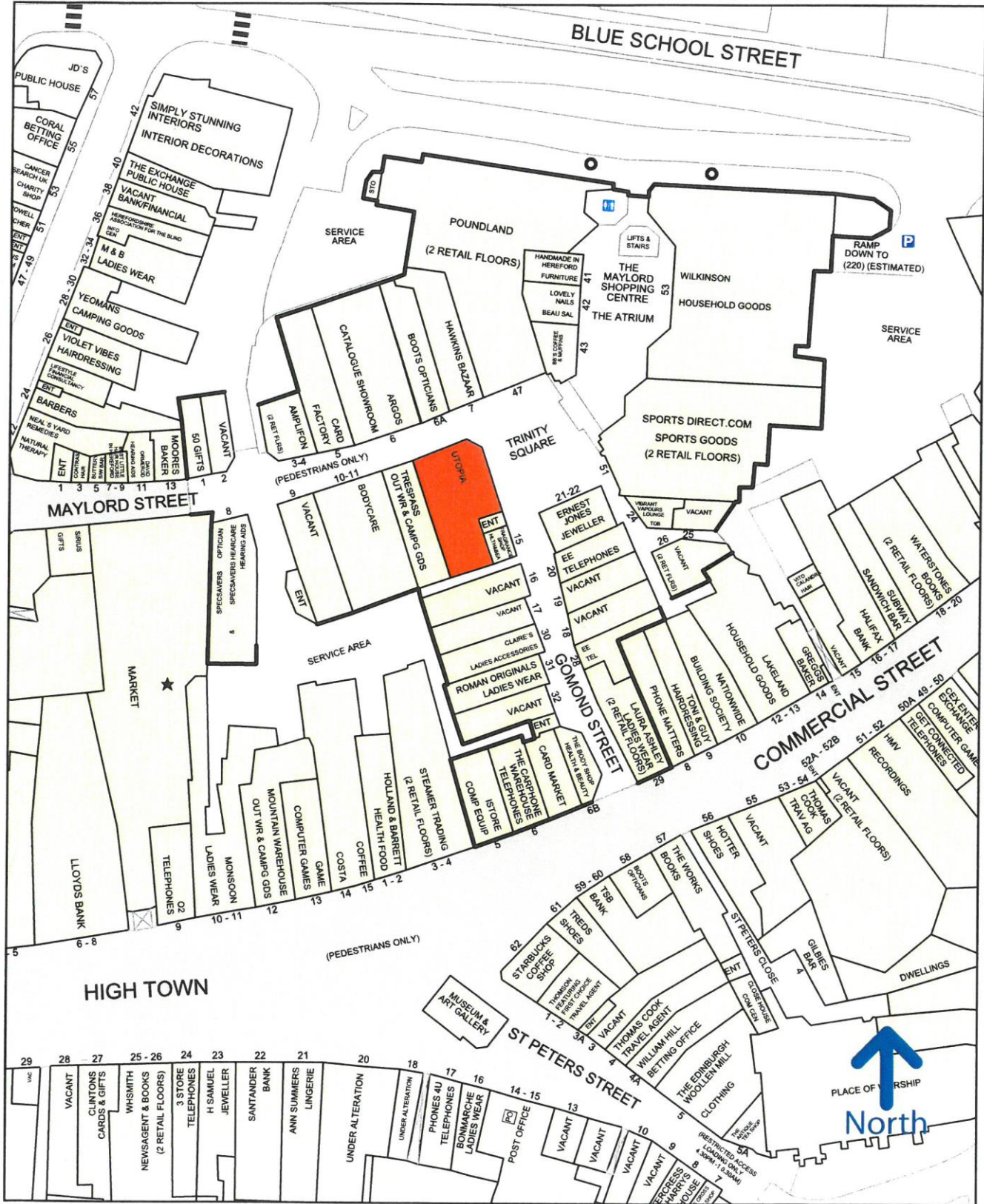
Or our joint agents, Harmer Ray Hoffbrand:-

**Tim Hance**  
Tel: 0207 908 7031  
Email: [Tim@hrh.uk.com](mailto:Tim@hrh.uk.com)

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

**OCTOBER 2016**

**0121 454 4004**



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