

SHOP LEASE AVAILABLE

**UNIT 25
10 TRINITY SQUARE
HEREFORD**

On the instructions of



LOCATION

The premises are located on Brewers Passage immediately adjacent to **Sports Direct** in the Maylord Shopping Centre. The premises can be accessed off Trinity Square and Commercial Street.

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:-

Net Internal Area 59.08m² 636 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 **£9,500 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 2016 equated to £1,992.05.

There is also an insurance premium payable of £186.90.

RATEABLE VALUE

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

Rateable Value	£7,200
(2010 Assessment)	
Rate in the £ (2016/17)	0.484
Rates Payable	£3,485

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

Email: andrew.benson@wrightsilverwood.co.uk

Scott Robertson

DDI: 0121 410 5545

Email: srobertson@wrightsilverwood.co.uk

Or our joint agents, Harmer Ray Hoffbrand:-

Tim Hance

Tel: 0207 908 7031

Email: Tim@hrh.uk.com

Sam Stickler

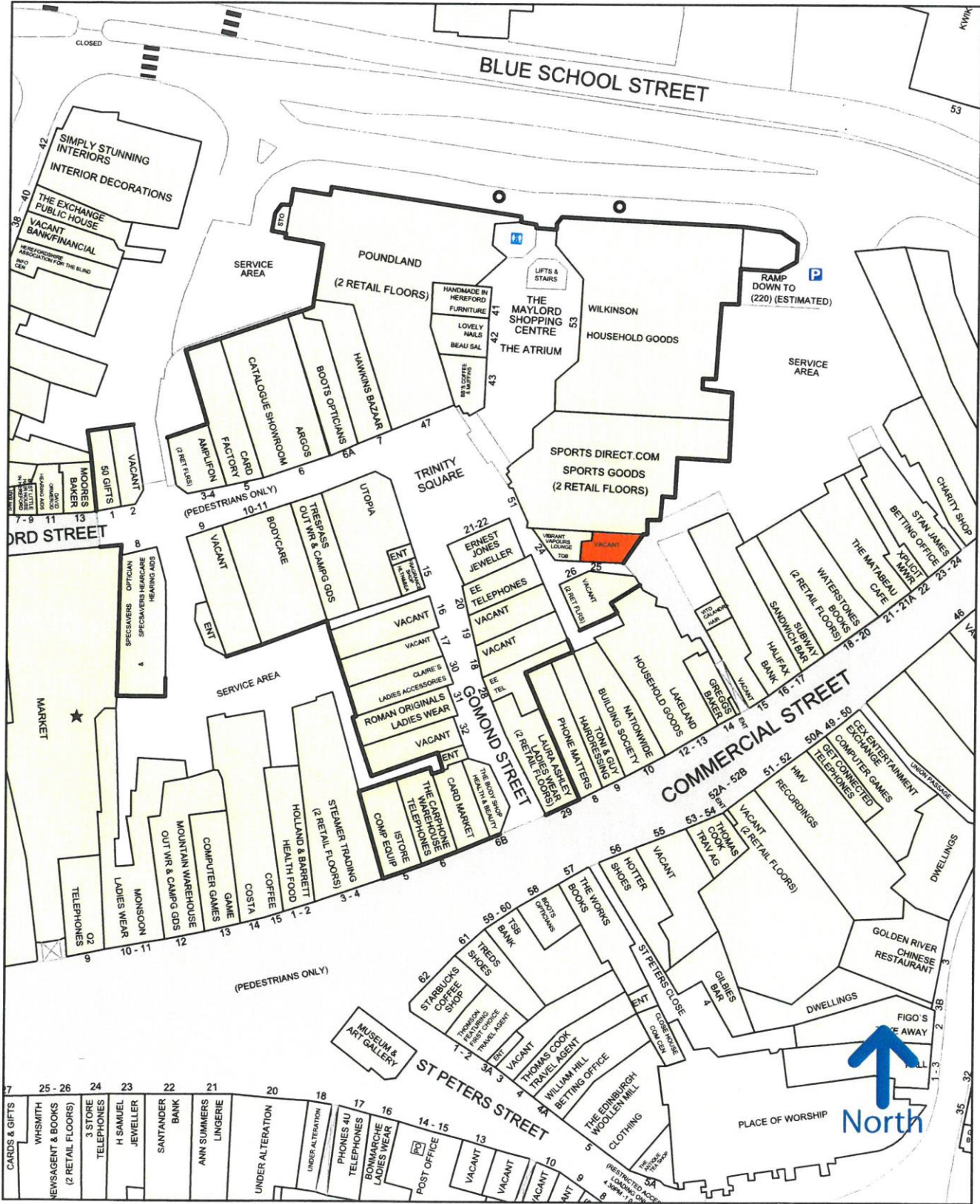
Tel: 0207 908 7039

Email: sam@hrh.uk.com

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

DECEMBER 2016

0121 454 4004



IMPORTANT NOTICE
 Wright Silverwood themselves and for the vendors or lessors of the property whose agents they are, give notice that:

1. These particulars do not constitute any part of, any offer or contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of Wright Silverwood their joint agents or the vendors or lessors.

3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.
4. Any intended purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give, and neither Wright Silverwood nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.