

## SHOP TO LET

**UNIT 32  
1 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 **BODY SHOP**, **LAURA ASHLEY** and **CARPHONE WAREHOUSE**.

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	5.44m	17'10"
Shop Depth	13.44m	44'1"
Ground Floor Sales	110m <sup>2</sup>	1184 sq ft
First Floor	109m <sup>2</sup>	1085 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 **£27,500 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

There is a service charge levied on the property which for the year ended 2014 equated to £9,603.47.

There is also an insurance premium payable of £845.18p.

### 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>£46,250</b>
<b>Rate in the £ (2016/17)</b>	<b>0.497</b>
<b>Rates Payable</b>	<b>£22,986.25</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.

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

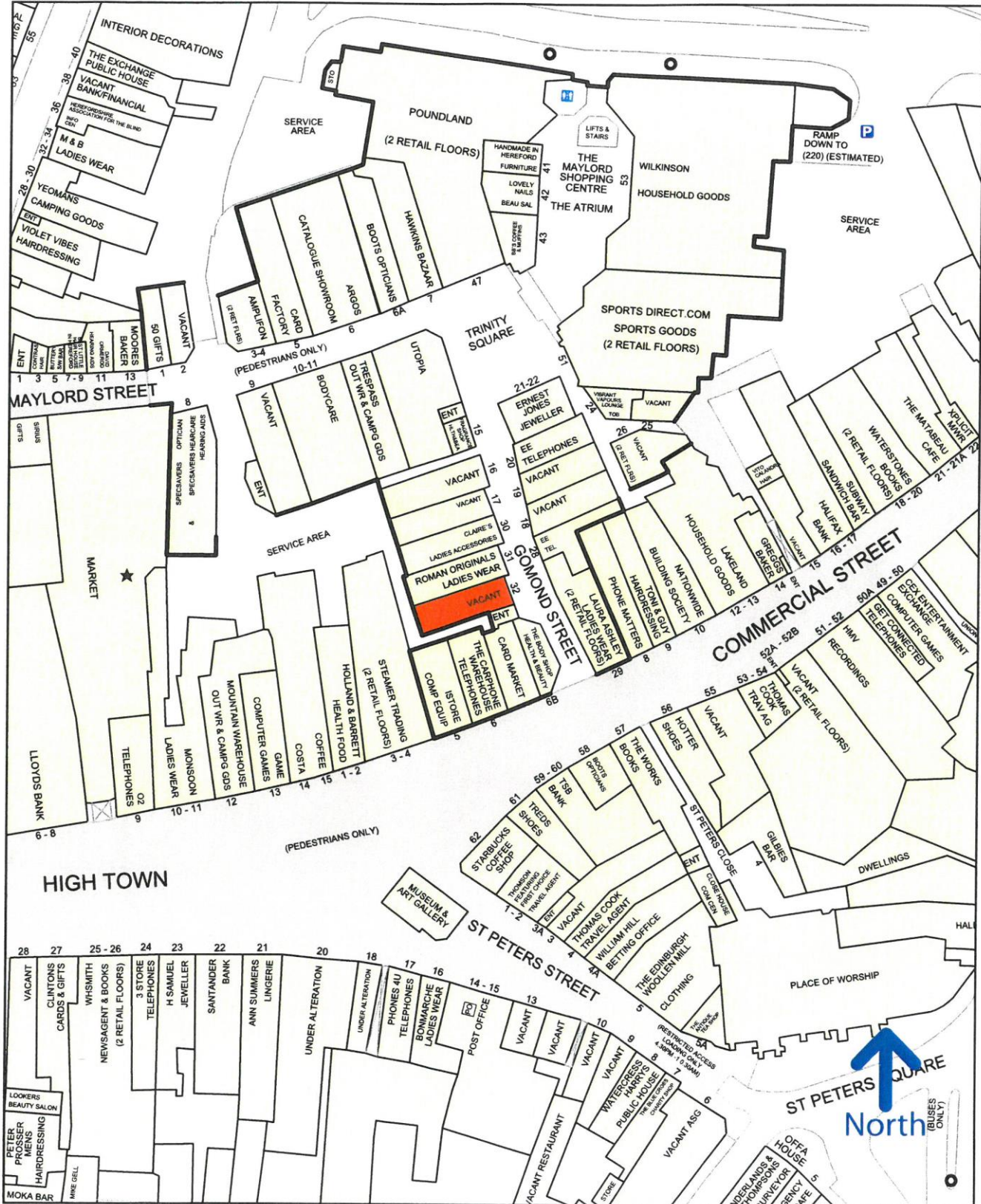
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**All transactions are stated exclusive of VAT.  
Subject to Contract**

**DECEMBER 2016**

**0121 454 4004**



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