

SHOP TO LET

UNIT 18
4 GOMOND STREET
HEREFORD

On the instructions of



LOCATION

The property is situated in a prominent position fronting Gomond Street. The property is located opposite **CLAIRES ACCESSORIES**. Other nearby retailers include **ERNEST JONES**, **SPORTS DIRECT**, **EE** 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	5.58m	18'4"
Shop Depth	16.88m	55'5"
Ground Floor Sales	90.67m ²	976 sq ft
First Floor Ancillary	44.87m ²	483 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 **£29,500 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 £8,176.

There is also an insurance premium payable of £804.05.

RATEABLE VALUE

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

Rateable Value (2010 Assessment)	£21,931
Rate in the £ (2016/17)	0.497
Rates Payable	£10,899.70

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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Or our joint agents, Harmer Ray Hoffbrand:-

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

DECEMBER 2016

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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.