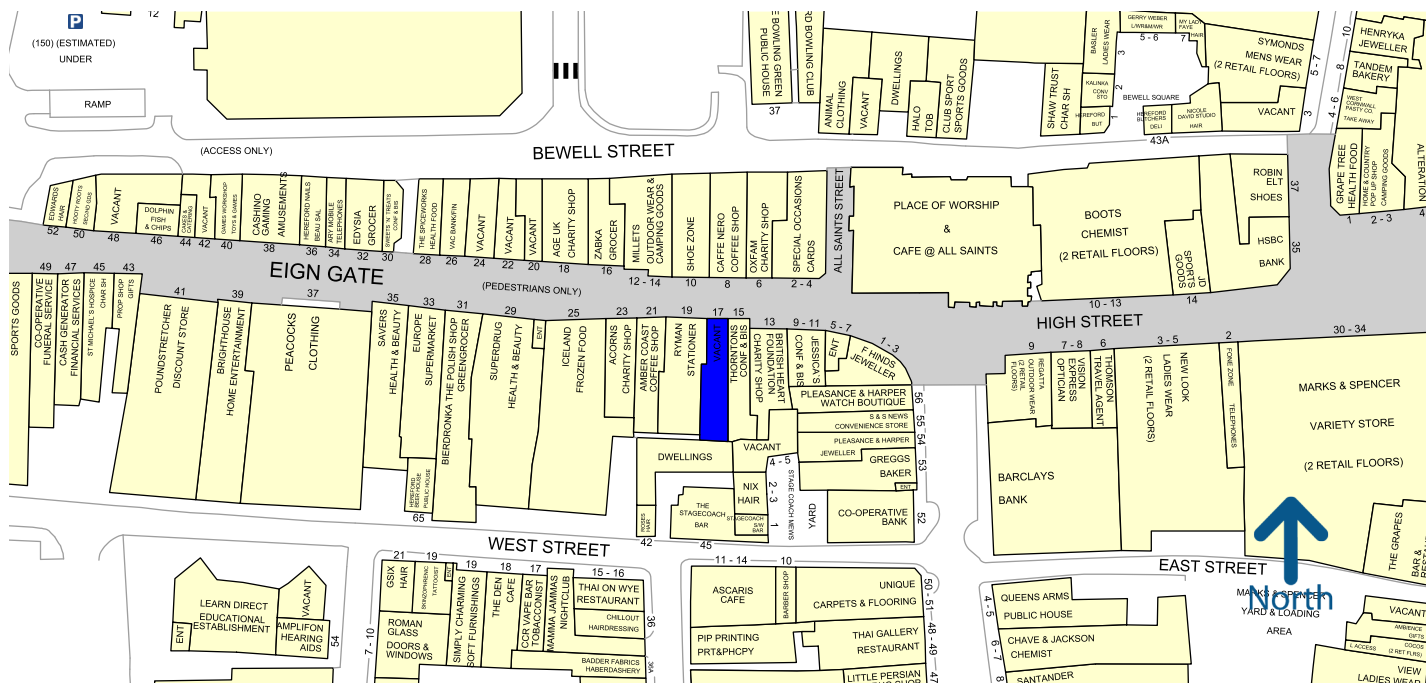


17 EIGN GATE
HEREFORD HR4 0AB



SHOP TO LET



The property is located in a good position on Eign Gate within the pedestrianised section with adjacent occupiers being Thorntons and Ryman Stationer. Other notable retailers located within the immediate vicinity include Caffé Nero, Superdrug, Shoe Zone, British Heart Foundation and Millets.

DESCRIPTION

The property comprises a retail unit arranged over ground, first, second, third and basement floors. The ground floor provides retail sales accommodation with ancillary accommodation provided on the upper floors. Access to the property is direct from Eign Gate via a fully glazed frontage.

TERMS

The property is available to let on the basis of a new lease for a term to be agreed with 5 yearly upwards only rent reviews.

Quoting rent **£15,000 pax**

RATEABLE VALUE

Our enquiries with the Local Rating Authority indicate that the property is assessed as follows:

Rateable value **£17,000**

VAT

VAT is payable to the rent.

ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Gross frontage	4.22 m	13 ft 10 ins
Net frontage	3.56 m	11 ft 08 ins
Shop depth/Built depth	16.03 m	52 ft 07 ins
Average internal width	4.30 m	14 ft 01 ins
Ground floor sales	63.64 sq m	685 sq ft
First floor	55.07 sq m	593 sq ft
Second floor	49.49 sq m	533 sq ft
Third floor	39.35 sq m	424 sq ft
Basement	Not measured	

EPC RATING

77 - D

LEGAL COSTS

Each party to bear their own legal costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:-

Ben Davies **ben.davies@coark.com** 029 2034 6311

Ian Newbury **ian.newbury@coark.com** 029 2034 6316

REF: BD/23388 – MAY 2016

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 www.coark.com

Regulated by RICS

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