



14-15A ST PETERS STREET, HEREFORD, HR1 2LE

TOTAL SALES SPACE - 226.35 M² (2,436 FT²)

LOCATION

Hereford is a Cathedral City within close proximity to the Welsh boarder, 25 miles from Worcester, 30 miles from Gloucester and 50 miles from Cardiff. Hereford has a population of over 56,000 and attracts circa 5 million visitors a year.

DESCRIPTION

The premises benefits from a wide frontage onto the pedestrianised St Peters Street and offers large open plan sales space with W/C and kitchen facilities located at the rear of the property. Nearby occupiers include Bon Marshe, Paddy Power, Costa and Holland & Barrett, The Edinburgh Woollen Mill and The Black and White House Museum .

The first and second floors are soon to be converted to flats accessed via a side door at the front of the building.

ACCOMMODATION

Areas (NIA)	M ²	Ft ²
Ground Floor Sales	226.35	2,436
Ground Floor Ancillary	28.96	312
Total	255.31	2,748

USE

We understand the property has planning consent for sui generis use on ground floor. We would advise any party to seek planning advice on the use class of the

property prior to the letting.

Alternative uses will be considered subject to planning such as A3/A4 Restaurant/Bar or D2 Gym.

TERMS

The property is available on a new effectively full repairing and insuring lease on terms to be agreed.

RENT

£45,000 per annum exclusive for ground floor only

VAT

All figures quoted are exclusive of VAT which will be charged at the prevailing rate.

BUSINESS RATES

To be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

An EPC assessment has been instructed.

COSTS

Each party is responsible for its own legal costs incurred in this transaction.

VIEWINGS

Viewings are strictly by prior appointment with Carter Jonas.

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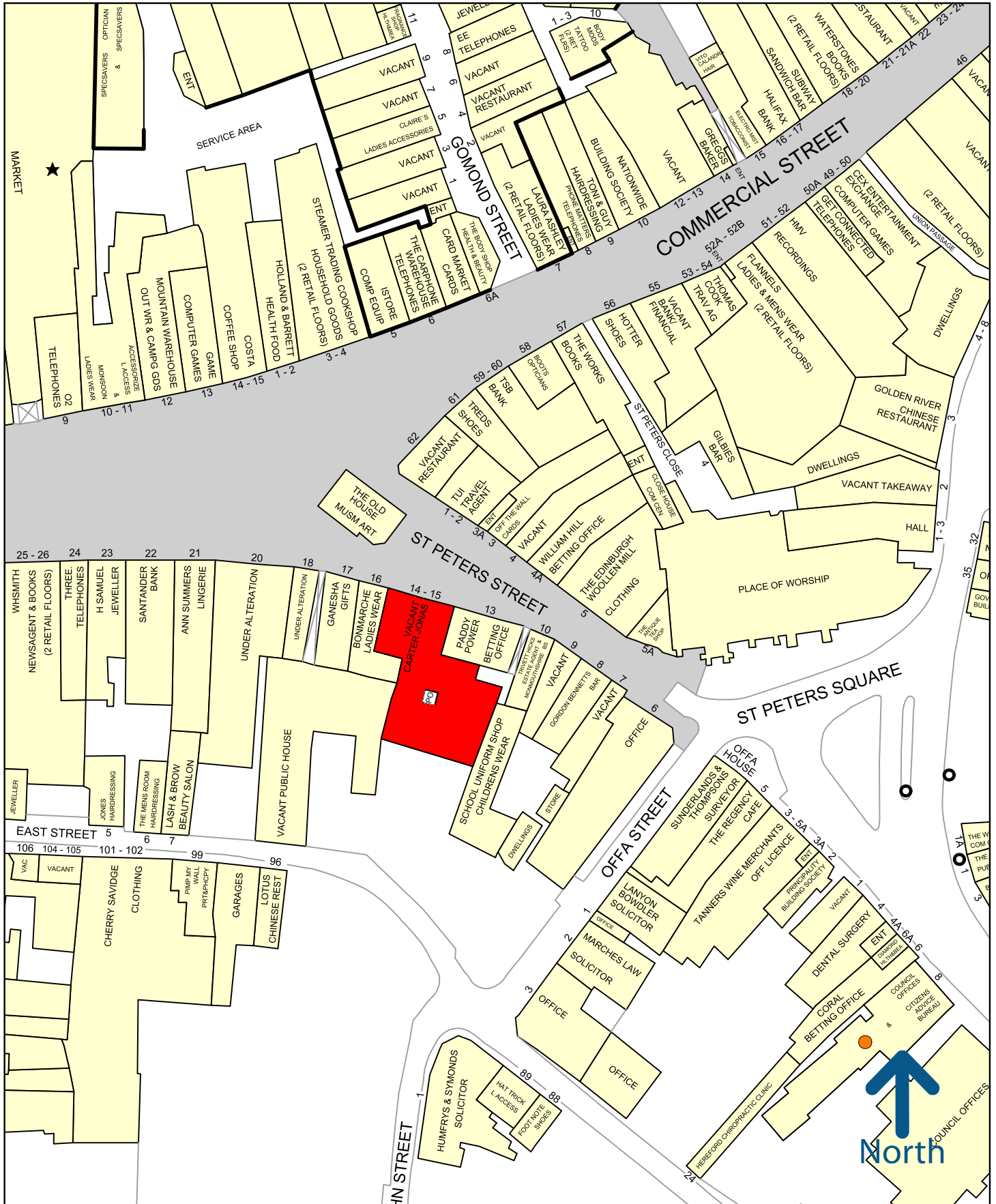
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