

Freehold shop For Sale

(with the benefit of A2 Planning

55 Commercial Street, Hereford, Herefordshire HR1 2DJ



Description

Hereford is a cathedral city in the county town of Herefordshire situated approximately 28 miles southwest of Worcester, 28 miles northwest of Gloucester and 58 miles northeast of Cardiff.

The subject premises are situated in a good secondary location on Commercial Street, close to the entrance to the Maylord Orchard Shopping Centre and adjacent to Thomas Cook and Hotter Shoes. Other multiple retailers close by include Flannels, HMV, Lakeland, Waterstones and Laura Ashley.

Accommodation

The premises are arranged over basement, ground, first and second floors and comprise the following approximate floor areas:-

Gross frontage	9.77 m	32ft 1in
Net frontage	9.22m	30ft 3in
Internal width	9.96m	32ft 8in
Ground floor sales	186 sq m	2,006 sq ft
Ground floor stock	2 sq m	26 sq ft
Basement/storage	39 sq m	421 sq ft
First floor offices/staff	69 sq m	743 sq ft
Second floor offices/staff	62 sq m	669 sq ft

Tenure

Freehold.

Price

Offers are invited in the region of £650,000.

Business Rates

We understand that the property is assessed as follows: -

Rateable Value (2017)	£58,000
UBR (2018/2019)	49.3p

This may be subject to transitional arrangements or appeal. Interested parties should make their own enquiries with the Local Rating Authority.

Legal Costs

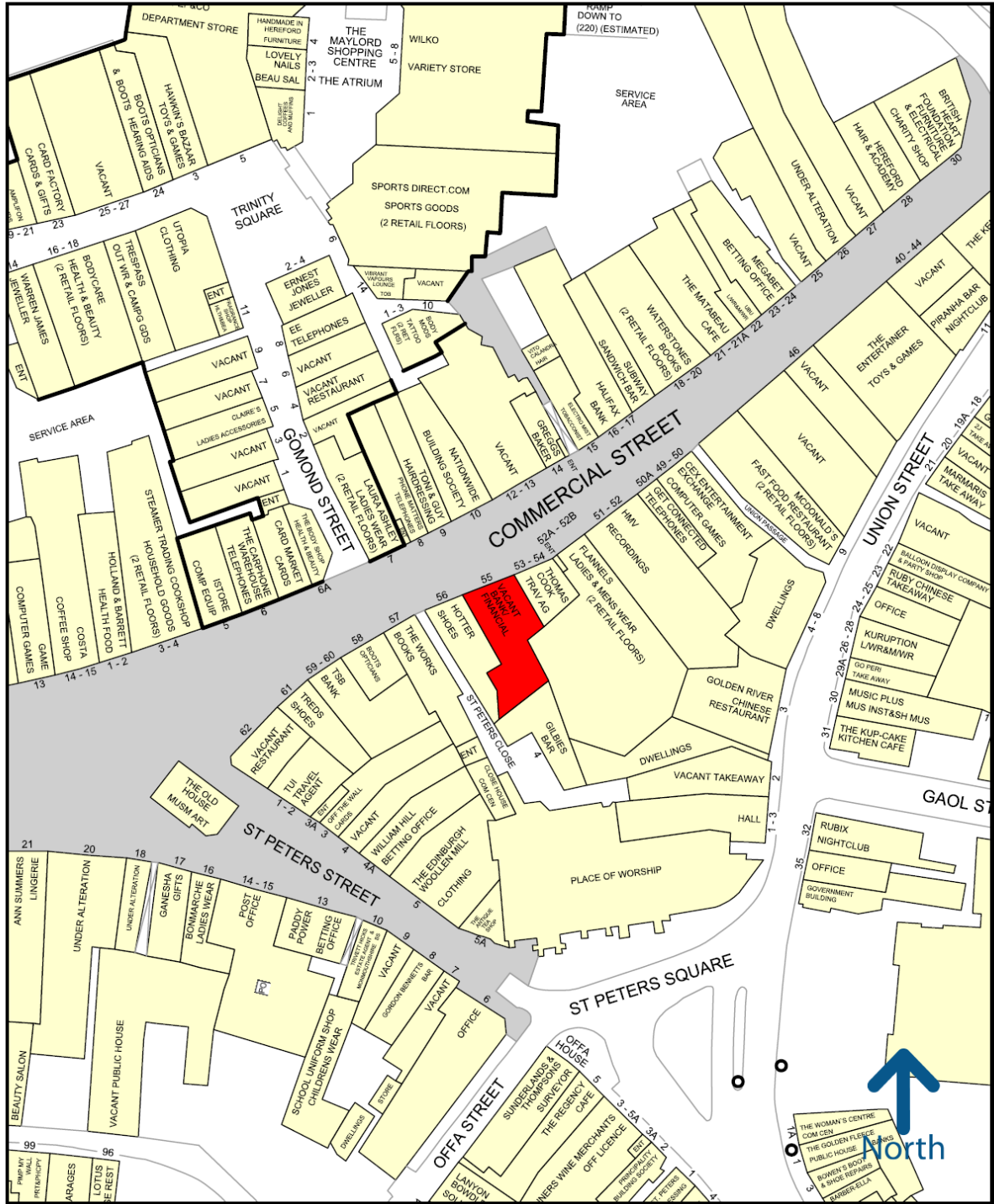
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an EPC rating of D97.

VAT

VAT if applicable, will be charged at the standard rate.



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