

Recently Refurbished Prominent Corner Unit - To Let

COFFEE SHOP PLANNING
Other Uses Considered Subject to Planning

Hereford

62 Commercial Street



Location

Hereford is an attractive cathedral city situated approximately 25 miles south west of Worcester and 43 miles west of Cheltenham. Hereford provides the principle retail offer for the County which has a population of circa 190,000 persons and an immediate population of circa 60,000 persons.

The property occupies a prominent corner location on Commercial Street at the junction with St Peter Street, with visibility across High Town. Multiple retailers in the vicinity include **Marks & Spencer**, **Costa**, **Hotel Chocolate**, **Mountain Warehouse** and **Boots Opticians**.

Accommodation

The unit is arranged over ground floor and basement with customer entrances onto both Commercial Street and St Peters Street. External seating may be available by way of a separate licence with the Local Authority.

The premises provide the following approximate net internal floor areas:

Ground Floor Sales	109.53 sq m	1,179 sq ft
Basement Storage/Staff	47.65 sq m	513 sq ft

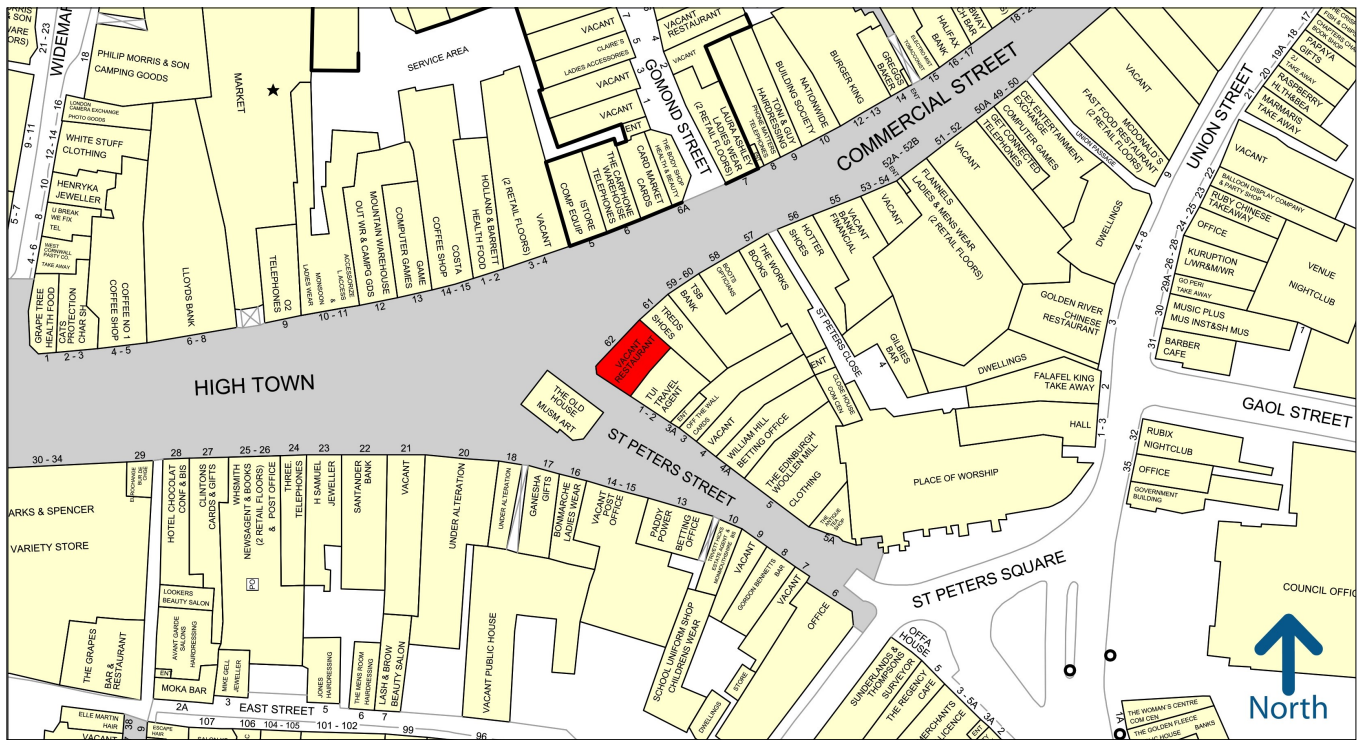
Rent £35,000 pax

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Planning

The premises currently has permission for use as a coffee shop under class A1/A3 use. Alternative uses will be considered on a subject to planning basis.

Rates

Rateable Value	£53,000
UBR 2018/2019	49.3 p/£
Rates Payable	£26,129

Interested parties are advised to make their own enquiries with the local rating authority to confirm their likely liability.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the 5th year.

EPC

Band F

Viewing & Further Information:

Strictly by prior arrangement only with:

CONTACT

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