

PROMINENT SHOP TO LET

62 Commercial Street Hereford HR1 2DJ



029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

#### LOCATION

Hereford is an attractive market town situated approximately 25 miles south west of Worcester and 43 miles west of Cheltenham.

The property occupies a prominent corner location on Commercial Street at the junction with St Peter Street.

The location is shown on the attached Street Traders Plan.

Multiple retailers in close proximity include Marks & Spencer, Costa, Mountain Warehouse, Lakeland and Boots Opticians.

#### ACCOMMODATION

The property comprises the following approximate dimensions and floor areas:-

| Internal Width         | 9.59m                | 31ft 6in   |
|------------------------|----------------------|------------|
| Shop Depth             | 8.15m                | 26ft 9in   |
| Ground Floor Sales     | 109.53m <sup>2</sup> | 1,179 sqft |
| Basement Storage/Staff | 47.65m <sup>2</sup>  | 513 sqft   |

#### **LEASE TERMS**

The property is 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 5<sup>th</sup> year.

#### RENT

£55,000 per annum exclusive.

#### RATES

Our inspection of the rating list shows the following assessment for the subject property.

Rateable Value£53,000Rates Payable (2018/19)£26,129

### VAT

All figures quoted are strictly exclusive of VAT where applicable.

#### EPC

The property has an EPC rating F139. A copy of the Energy Performance Certificate for the premises is available upon request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

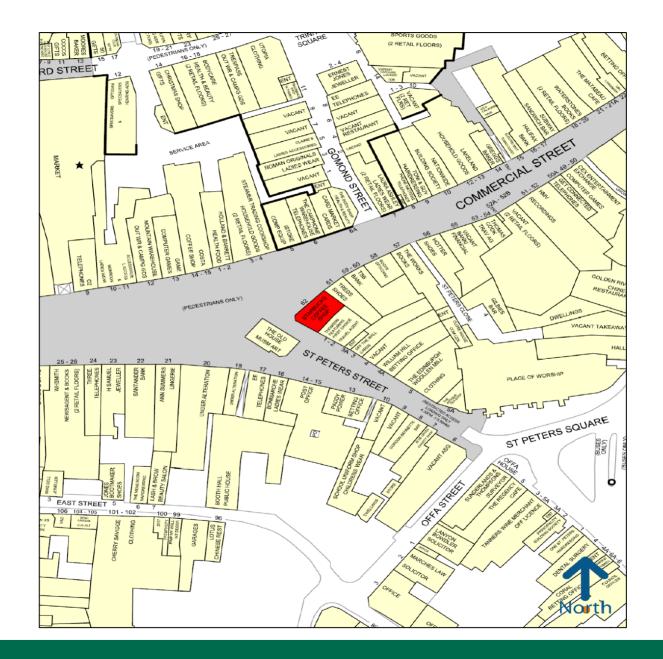
### VIEWING

Strictly by appointment through the letting agents, E J Hales, contact: **Philip Gwyther •** Tel: **029 2034 7122 •** E-mail: **philip@ejhales.co.uk** 

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

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