



**PROMINENT SHOP  
TO LET**

62 Commercial Street  
Hereford  
HR1 2DJ



## 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	£53,000
Rates 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](mailto:philip@ejhales.co.uk)**

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