

On the Instruction of William Hill

LEASE FOR SALE / TO LET

HEREFORD – 4A St Peters Street, HR1 2LA



Location

Hereford is a Cathedral City with a population of over 56,000 and attracts circa 5 million visitors per year.

The premises enjoy a prominent aspect on pedestrianised St Peters Street adjacent Edinburgh Woollen Mill with Bon Marche closeby.

Description

A ground floor retail unit with ancillary. The unit provides the following approximate areas and dimensions:

Accommodation

Ground Floor Sales	143 sq m	1,538 sq ft
Ground Floor Ancillary	3 sq m	32 sq ft
Total	146sq m	1,570 sq ft

Viewing

By appointment via this office:

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CBRE Limited

Floors 13 & 14 Clifton Heights,

Triangle West

Clifton

Bristol BS8 1EJ

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Date of Issue 28 February 2020

Tenure

The premises are available by way of an assignment of the existing lease expiring 24 December 2025 and subject to a sub-tenancy of the upper floors expiring 21 December 2025 at a current passing rent of £7,200 per annum exclusive. Alternatively, the ground floor premises are available by way of a sub-lease for a term of years to be agreed.

Passing Rent

£49,500 per annum exclusive.

Rates

We understand that the current Rateable Value is £26,000 and the Rates Payable are £12,766 per annum. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

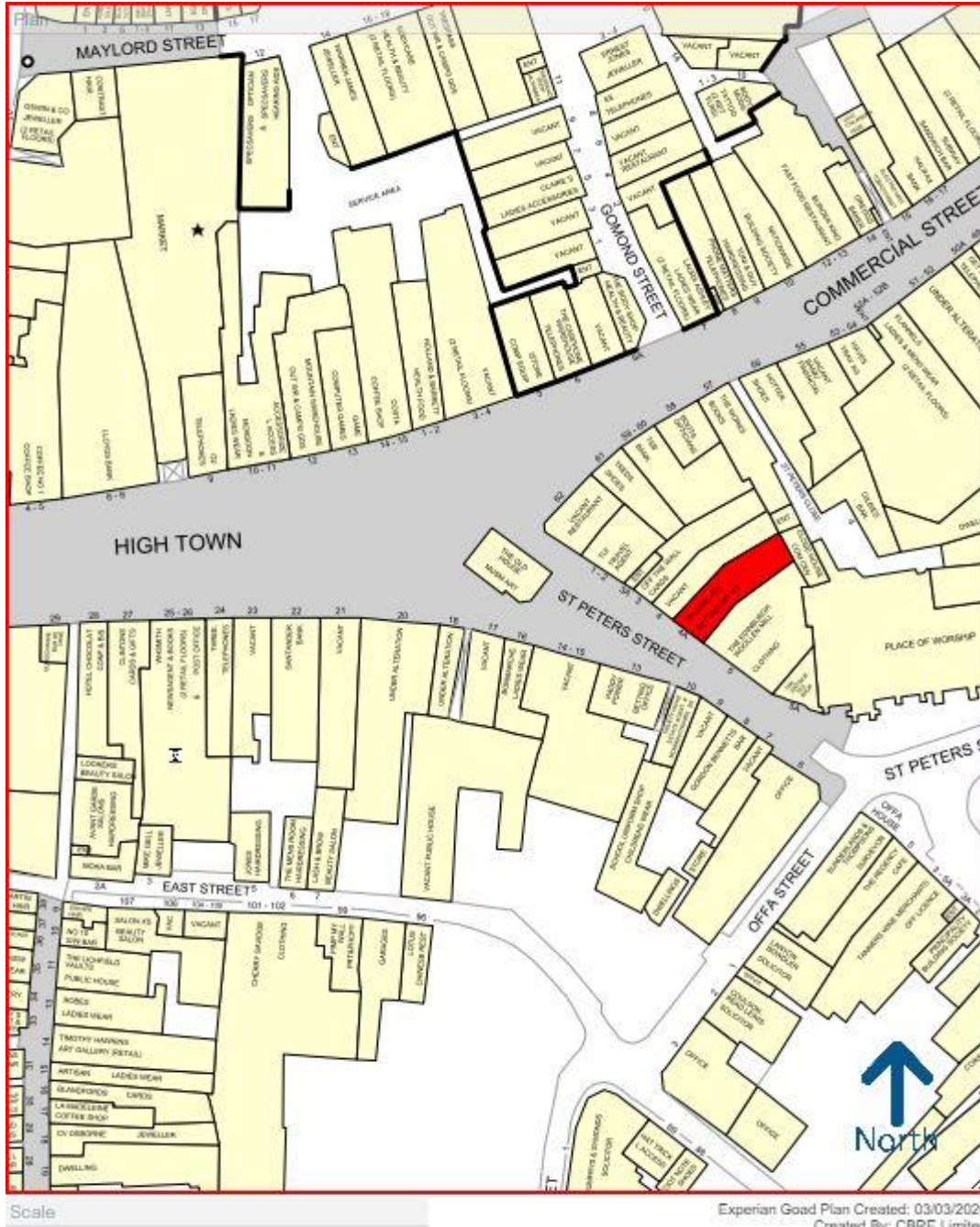
EPC

The property has an EPC rating of B. Further information or documentation can be made available upon request.

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Not to scale.
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