

# **RETAIL PREMISES TO LET**

UNIT 12 MAYLORD SHOPPING CENTRE HEREFORD HR1 2DT

# On the instructions of



## LOCATION

The premises occupy a prominent trading position in Maylord Shopping Centre being adjacent to **BODYCARE** and in close proximity to a number of other national multiple retailers including **BOOTS, CARD FACTORY** and **POUNDLAND.** 

A trader's plan extract is attached to the rear of these details upon which the property has been identified.

## ACCOMMODATION

The premises are configured over ground and first floors and provide the following approximate floor areas and dimensions:-

Ground Floor Sales	151.86m <sup>2</sup>	1,633 sq ft
First Floor	84.81m²	912 sq ft

#### LEASE

The property is available by way of a new 10 year full repairing and insuring lease upon terms to be agreed, subject to 5 yearly upward only rent reviews.

#### RENTAL

## £35,000 pax

#### EPC

A copy of the Energy Performance Certification can be made available upon request.

#### SERVICE CHARGE

The yearly service charge for year end September 2019 is  $\pounds7,860.94$  per annum.

There is also an insurance premium payable of £1,090.99.

## RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

## Rateable Value (2017 Assessment) £51,500

We suggest that all interested parties should verify the above information with the Local Authority, as transitional relief may be applied to Rates Payable.

#### LEGAL COSTS

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

#### VIEWING

Viewing is strictly by prior appointment with the joint retained agents.

# Andrew Benson

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Tim Hance Tel: 0207 908 7031 Email: <u>Tim@hrh.uk.com</u>

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All transactions are stated exclusive of VAT. Subject to Contract

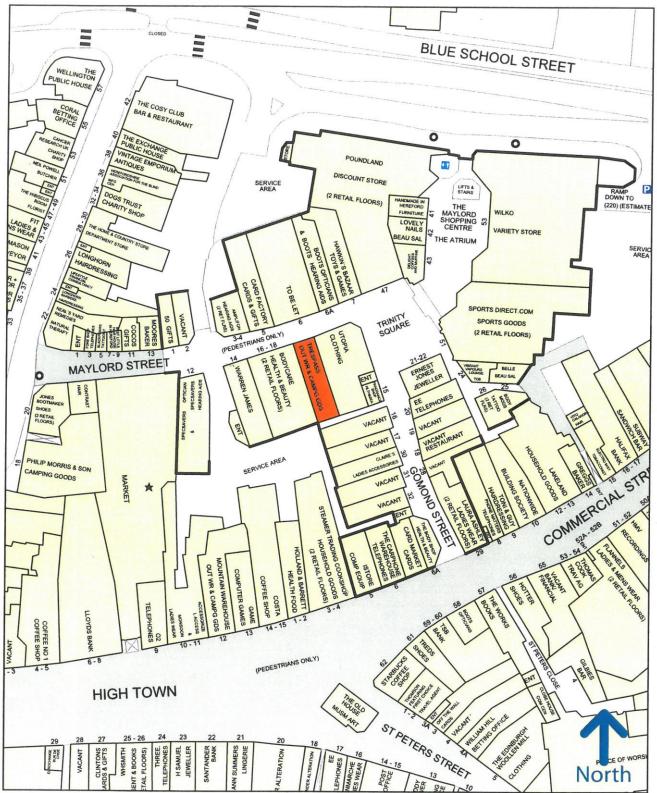
# **MARCH 2019**

# 0121 454 4004

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