



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 ²	1,633 sq ft
First Floor	84.81m ²	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 £7,860.94 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
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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
DDI: 0121 410 5546
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Simon Smith
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Email: simon.smith@wrightsilverwood.co.uk

Or our joint agents, Harmer Ray Hoffbrand:-

Tim Hance
Tel: 0207 908 7031
Email: Tim@hrh.uk.com

Millie Evans
Tel: 0207 908 7034
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**All transactions are stated exclusive of VAT.
Subject to Contract**

MARCH 2019

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