

RESTAURANT UNIT TO LET

HEREFORD

26 OLD MARKET

**A3 OPPORTUNITY AVAILABLE
SUBJECT TO VACANT POSSESSION**



DESCRIPTION

Old Market is a 310,000 sq ft open air retail and leisure development in the heart of Hereford City Centre, boasting annual footfall of 6.5 million. The scheme is anchored by **Debenhams** with key tenants including **Next, H&M, River Island, Jack Wills** and **Waitrose** and supported by 1,016 car parking spaces.

The subject premises are adjacent to **Wagamama's** and **Nando's** whilst in proximity to restaurant operators including **Miller & Carter, Frankie & Benny's, Zizzi, Wildwood** and **Beefy Boys**. Directly opposite is a **6 screen Odeon Cinema**.

Please refer to the attached copy of the street traders plan highlighting it's location.

ACCOMMODATION

The premises are arranged over ground floor only providing the following approximate areas:

Ground Floor NIA 2,970 sq. ft. (275.91 sq. m.)

LEASE

The premises are available subject to vacant possession on a new effectively full repairing and insuring lease for a term of years to be agreed. The lease is to be contracted outside the L&T Act 1954.

RENT

Commencing rental upon application.

SERVICE CHARGE

The current service charge for the financial year is £17,000 per annum exclusive.

Subject To Contract

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value: £70,500
Rates Payable (19/20): £35,532

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

PLANNING

The premises currently benefit from A3 consent.

EPC

The property has an EPC rating of B 29. A full report is available upon request.

LEGAL COSTS

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

VIEWING

The premises are available subject to vacant possession and strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Adam Bindman 020 7659 4822
adam.bindman@greenpartners.co.uk

Or, via joint agents, **Cushman & Wakefield**, contacting:

Michaela Dakin 020 7152 5546

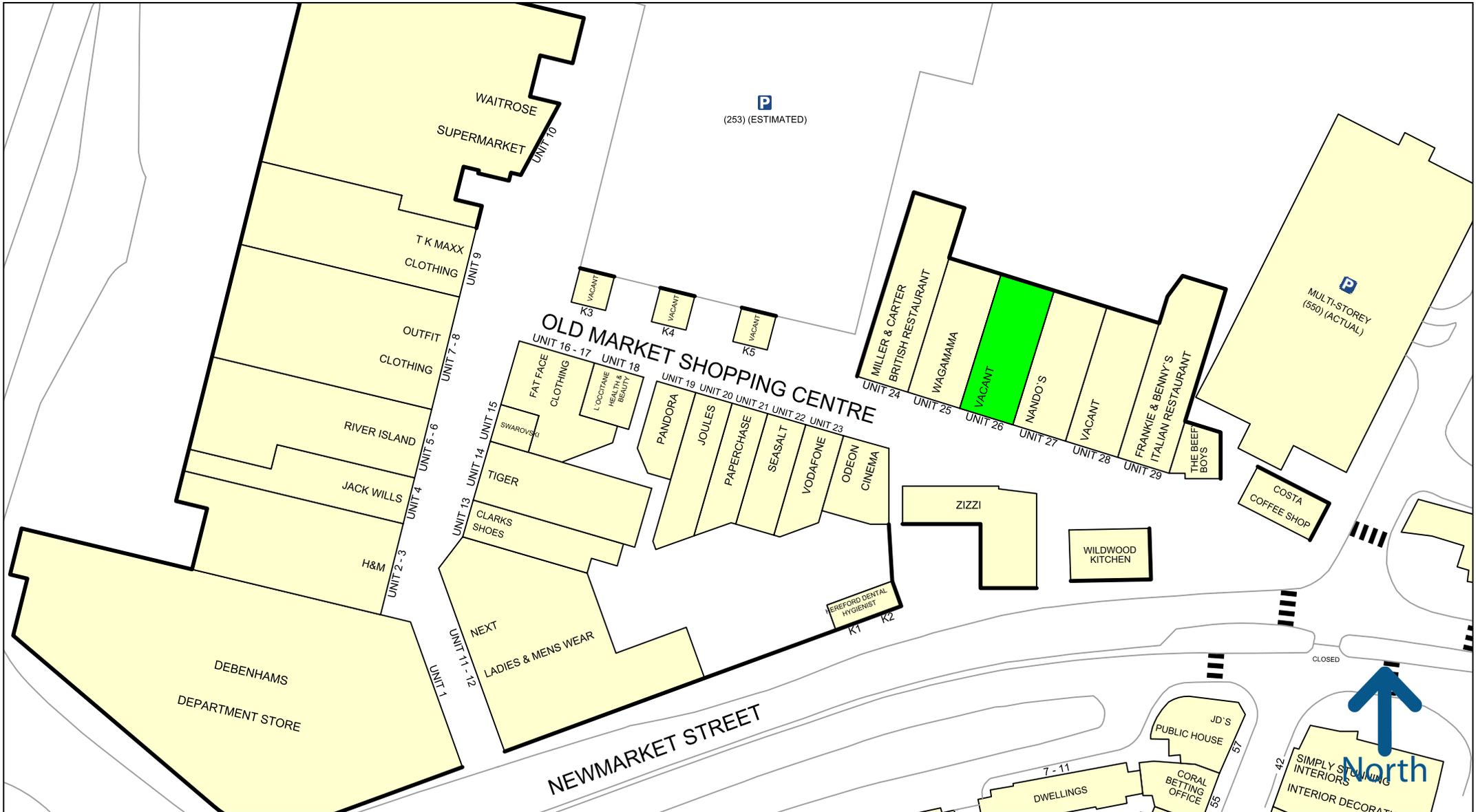
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.
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50 metres

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Created By: Green and Partners



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