



LARGE RETAIL PREMISES TO LET

**UNIT 6
MAYLORD SHOPPING CENTRE
HEREFORD
HR1 2DS**

On the instructions of



LOCATION

The premises occupy a prime trading position in Maylord Shopping Centre fronting onto Maylord Street. The property is opposite a new **BODYCARE** and adjacent to **BOOTS OPTICIANS** and **CARD FACTORY**.

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:-

Gross Frontage	13.86m	45'6"
Net Frontage	12.59m	41'4"
Internal Width	13.50m	44'4"
Shop Depth	29.09m	95'6"
Ground Floor Sales	380.71m ²	4098 sq ft
First Floor Storage/ Potential Sales	533.72m ²	5745 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

£130,000 pax

EPC

The Energy Performance Asset Rating of the premises currently falls within category D.

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

SERVICE CHARGE

There is a service charge levied on the property which for the year ended 2016 equated to £42,644.

There is also an insurance premium payable of £3,865.80.

RATEABLE VALUE

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:-

Rateable Value (2010 Assessment)	£116,000
Rate in the £ (2016/17)	0.497
Rates Payable	£57,188

We advise all interested parties should verify the above information with the Local Authority.

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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Scott Robertson

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Or our joint agents, Harmer Ray Hoffbrand:-

Tim Hance

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Sam Stickler

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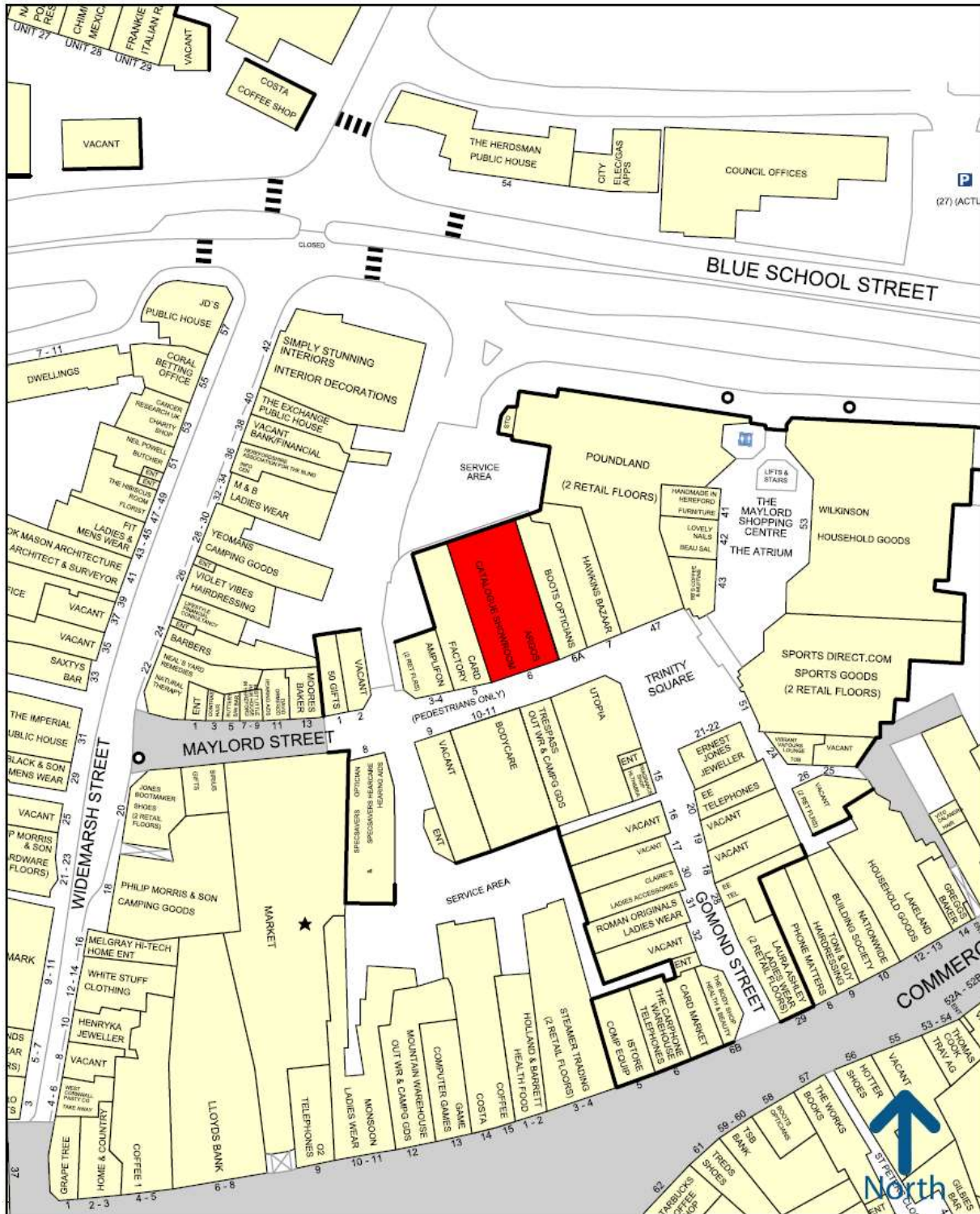
Email: sam@hrh.uk.com

All transactions are stated exclusive of VAT.

Subject to Contract

JANUARY 2017

0121 454 4004



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