



## THE BOOTH HALL, 6 EAST STREET, HEREFORD, HR1 2LW

**TO LET-CAFÉ/RESTAURANT OPPORTUNITY**      **Rent £40,000 pa**

EPC Rating 'C'

- Historic city centre venue located just off the pedestrianised city centre
- Formerly one of the most popular sites in Hereford with historically high turnover
- Shell condition but with stunning character features
- New lease to be offered to experienced catering operators

**Chartered Surveyors and Commercial Property Agents**

Web: [www.jdpsurveyors.co.uk](http://www.jdpsurveyors.co.uk)

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**jackson**   
preece

## The Booth Hall, 6 East Street, Hereford, HR1 2LW

### LOCATION

Hereford is a thriving Cathedral City situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours drive away.

The Booth Hall is situated just off the pedestrianised part of the city centre. There are numerous shops, businesses and cafes and licensed premises nearby.

Our client is looking for a tenant to open a food led business which the building and location lends itself to.

### ACCOMMODATION

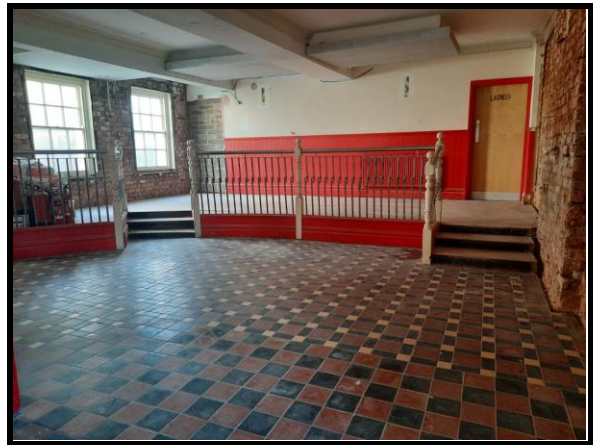
Attractive glazed entrance lobby to ground floor trade area in 3 main sections, and area for customers' toilets.

At first floor is a stunning room with hammerbeam roof, raised gallery area and central viewing point overlooking ground floor trading area below.

Extensive basement store rooms.

External courtyard for customer seating area including 2 parking spaces.

The property extends to 387sq m/4,170sq ft and is in a shell condition ready for the new tenant's to fit out.



### SERVICES

Mains water, drainage, gas and 3 phase electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

### TERMS

The landlord is offering to let the property on a new long term free of tie lease with a commencing rent of £40,000pa + VAT. The lease will be on internal repairing and insuring terms with a tenant contributing towards the external maintenance of the building.

### RATES

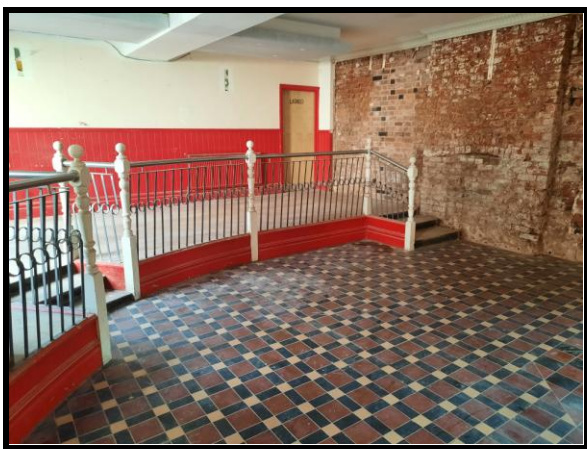
The rateable value is £18,375.

### LEGAL COSTS

Each party to meet their own legal costs.

### VIEWINGS

Strictly by prior appointment with the Sole Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555.

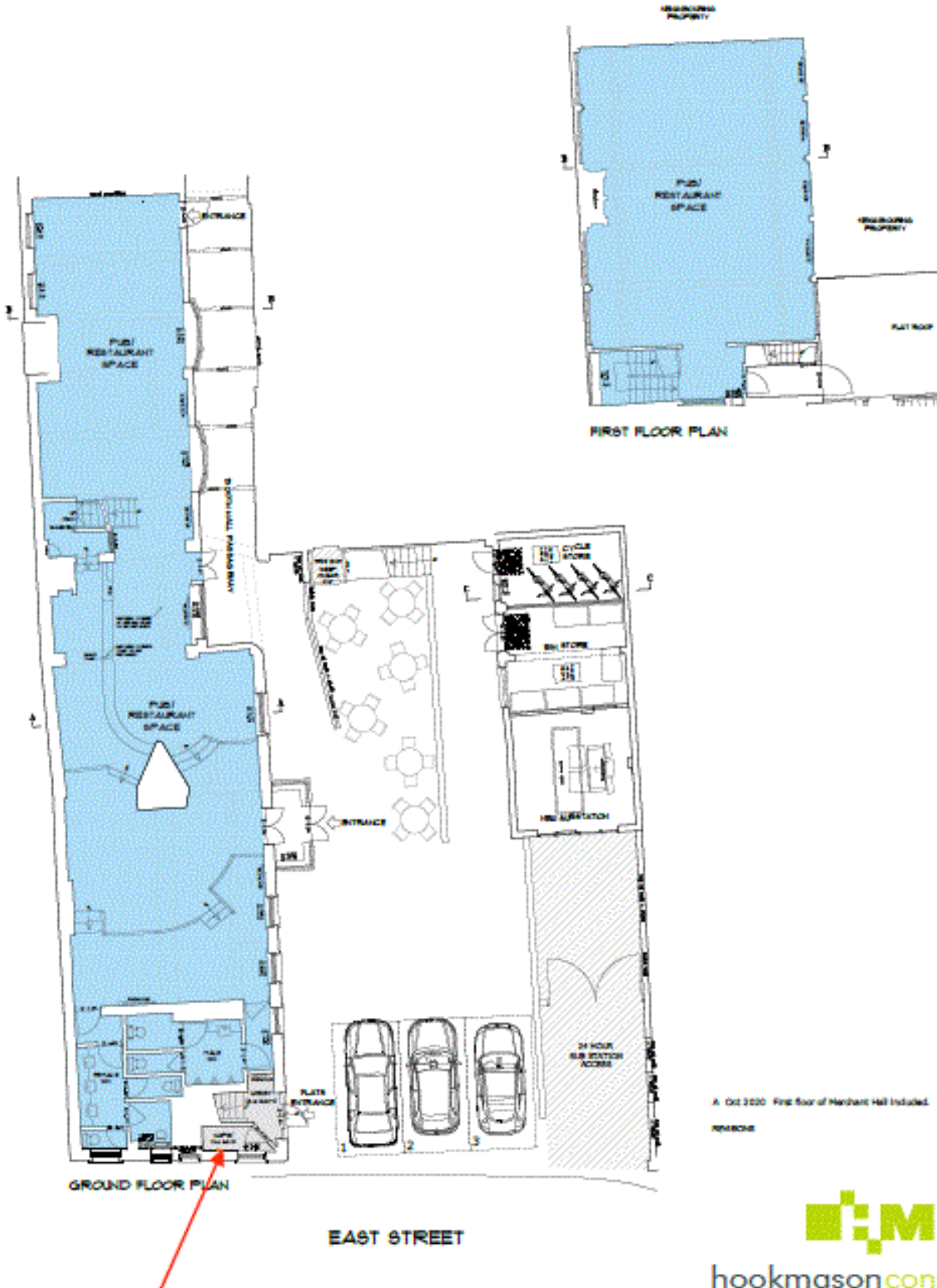


Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

#### **MISPRESENTATION ACT**

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.



A. Oct 2020 First floor of Harbort Hall included.  
 REVISION

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SHACK EVENTS

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements