



29-30 COMMERCIAL STREET, HEREFORD, HR1 2DE

TO LET – RETAIL UNIT

Rent £45,000

EPC Rating 'D'

- Highly Prominent Premises extending to 520 sq m (5,598 sq ft) approx
- Ground Floor - 333 sq m (3,590 sq ft); First Floor 191 sq m (620 sq ft)
- Car Park and Service Yard to Rear with Public Car Park Close By
- Situated on Busy Junction of Blueschool St and Pedestrianised Commercial St

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

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Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

LOCATION

Hereford is a thriving Cathedral City with a population of approx 55,000 with extensive residential development taking place. The City of Hereford is situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours drive away.

The premises are situated on the north side of the City of Hereford in a highly prominent position adjacent to a very busy junction on the ring road of Blueschool Street and pedestrianised area of Commercial Street amongst national retailers, restaurants and offices such as McDonalds, Waterstones and Subway. Multi-storey Car Park is close by.

ACCOMMODATION

The property is on two floors comprising:

Ground Floor - 333 sq m (3,590 sq ft)

Window Frontage - 22.0m (71 ft) approx.

Shop Depth 24.15m (49'10")

First Floor - 191 sq m (620 sq ft) plus Staff facilities

Car Park and Rear Service Yard



SERVICES Mains water, drainage and 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.

RENT £45,000 per annum payable quarterly in advance by standing order

TERMS A new lease on full repairing and insuring terms with the length of the term to be agreed by negotiation.

BUILDING INSURANCE The Landlord will pay the premium and re-charge to the tenants. The current premium is £1,295 pa.

RATES Rateable Value £47,000 Rates Payable 2020/21 - £23,030. You should verify the rates payable with Herefordshire Council.

LEGAL COSTS The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved in the transaction.

VIEWINGS By prior appointment with the Sole Letting Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

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 Jonathan D Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan D 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