



**25 WIDEMARSH STREET, HEREFORD, HR4 9EA**

**To Let Prime Restaurant/Bar**

**£30,000 pa**

**EPC Rating 'TBC'**

- \* Excellent City Centre Trading Location with High Footfall
- \* Major Refurbishment in 2016 and presented to a high standard
- \* Open Plan Bar and Restaurant for c.70 covers
- \* First Floor Private Dining/Function Room (20 covers) and Roof Terrace (32 covers)

**Chartered Surveyors and Commercial Property Agents**

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**jonathan**   
preece

### 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 property is located in Widemarsh Street, a pedestrianised area of the city centre and providing a link between High Town, the traditional retail area of the city, and the new Old Market retail and leisure development. It is situated on the main circuit amongst other bars, restaurants and retail units.

### DESCRIPTION

The property is a Grade II listed building with the trading area on ground and first floor with basement storage. The second floor is not currently utilised.

A major refurbishment was carried out in 2016 such that the main trading areas, including the catering kitchen and toilets, are appointed to an excellent standard.

The premises have potential for immediate occupation as a bar/restaurant with the existing furniture, fittings and catering equipment potentially available from the out-going tenant by separate negotiation.

### ACCOMMODATION

Ground Floor -

Large open plan bar and restaurant that is well appointed and retaining some character features including wooden and polished concrete floors, feature stone fireplace, high ceilings and a bespoke L shaped servery.

Ladies, Gents and Disabled WCs.

Plant Room.

On level cellar with direct external access.

First Floor -

Dining Area/Function Room.

Large Commercial Kitchen with four filter extraction canopy and open to Dining Area

Dry Goods Store

Two further Store Rooms

Office

Second Floor

Open plan Storage

Outside

Roof Terrace accessed from Dining Area with decked timber flooring and potential for 32 covers

### SERVICES

Mains water, drainage, gas and electricity are connected with 3 phase electricity available to the kitchen.

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

A new lease to be granted with the terms to be agreed by negotiation.

### RATES

Rateable Value - £29,000. Rates payable £14,413.

### LEGAL COSTS

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

## VIEWINGS

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



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan 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 Jonathan Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan 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.