



94 WIDEMARSH STREET, HEREFORD, HR4 9HG

TO LET-RETAIL UNIT

£8,500 + VAT pa

EPC Rating 'C'

- Prominent hairdressers/retail/office premises approx. 580sq ft (56.3sq m)
- Former hairdressers with main salon and treatment room to rear
- Small rear yard with parking space immediately to the rear
- Good location close to Old Market shopping centre and car parks

Chartered Surveyors and Commercial Property Agents

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6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

jackson 
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. Widemarsh Street is situated close to the Old Market shopping centre with Waitrose and 18 shops and a 6 screen Odeon Cinema. Widemarsh Street is also on the principal route between the city centre and the Edgar Street grid. Extensive public parking is available nearby.

ACCOMMODATION

The premises have until recently been used as a hairdressers with a main salon and separate treatment room to the rear. The property is easily adaptable and lends itself to a variety of uses.

The premises benefit from gas central heating and in more detail comprise: (All measurements are approximate and should be checked on site)

Retail area 1 - 31' 4" depth x 12' 6" internal width (max) = 366sq ft (34sq m)

Retail area 2 - 18' 4" depth x 10' 8" width = 211sq ft (19.6sq m)

Rear lobby with separate wc and kitchenette. One parking space immediately to the rear of the premises will be available.

SERVICES Mains water, gas, 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.

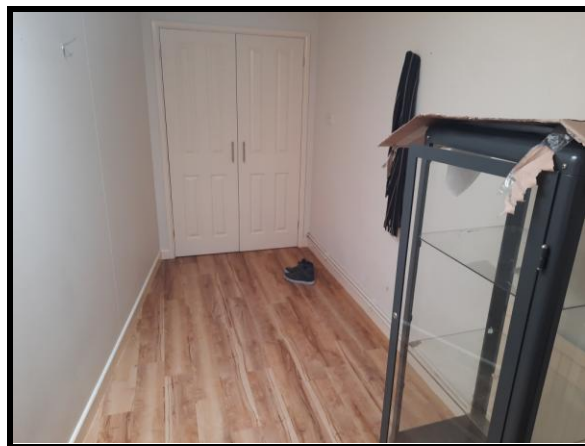
TERMS A new lease will be available on internal repairing terms with the tenant responsible for the external shop front and fascia. A modest service charge will be charged as a contribution towards the external maintenance of the property. The buildings insurance will be re-charged to the tenant.

RENT £8,500 + VAT per annum, payable quarterly in advance.

RATES Rateable Value £6,400. NB Small business rate relief may be available on this property (interested parties should verify such information 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 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.

MISREPRESENTATION 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.

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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