



12-13 Commercial Street

Hereford, HR1 2DB

TO LET

PRIME CITY CENTRE RETAIL UNIT
Ground Floor - 3,553 ft² (330.08 m²)

- + Ground and basement
- + Large frontage
- + A1 use

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Hereford is the county capital of Herefordshire with a population of approximately 60,000. The city lies 137 miles to the west of London and 48 miles south west of Birmingham. The area has good transport links with the A49 running through the city leading to the M50 motorway and various dual carriage ways leading to South Wales and the M5 motorway. Train journeys to London and Birmingham are 3 hours and 1.5 hours respectively.

12-13 Commercial Street is located within the pedestrianised retail centre of Hereford. The property is situated a short distance from High Town and the key junction of Commercial Street and Commercial Square.

Notable retailers within the immediate vicinity include Greggs, Nationwide and Halifax.

DESCRIPTION

The available accommodation comprises the ground and basement area of a mid-terraced three storey building situated within the Central Conservation Area of Hereford.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor Sales	3,553 ft ²		(330.08 m ²)
Basement Ancillary	1,305 ft ²		(121.21 m ²)
Total	4,858 ft ²		(451.29 m ²)

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

SUBJECT TO VACANT POSSESSION

USE

The property benefits from A1 planning use. There is potential for alternative uses subject to planning consent.

RENT

£60,000 per annum exclusive.

BUSINESS RATES

The rateable value of the property is £73,500 resulting in the rates payable being £36,235.50 for the year ending March 31st 2019.

Interested parties should rely on their own enquiries with the Local Authority.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

To be assessed.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
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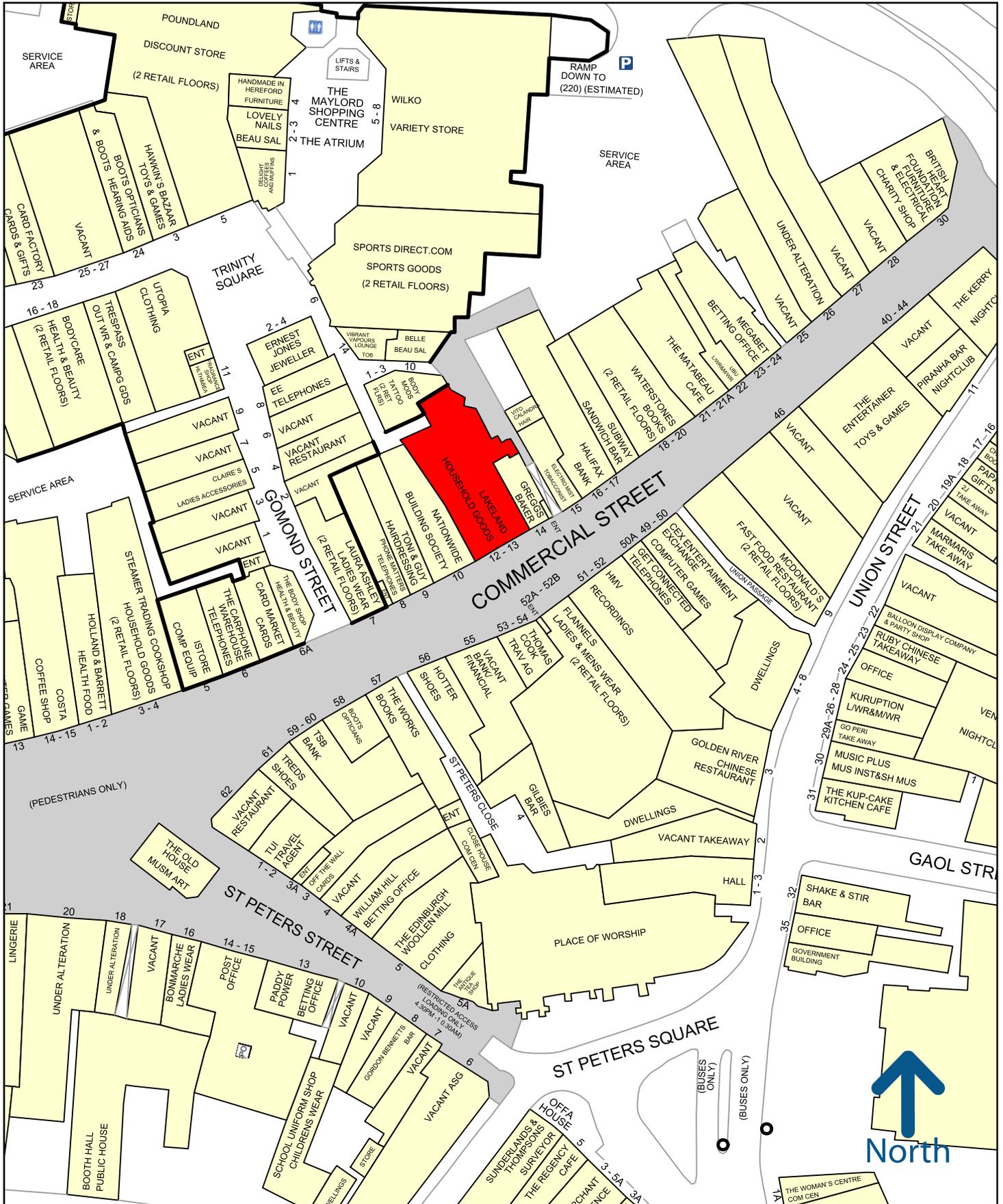
SUBJECT TO CONTRACT AND AVAILABILITY



May 2018

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Experian Goad Plan Created: 08/05/2018
 Created By: Emanuel Jones

