



58 Commercial Street Hereford, HR1 2DJ

TO LET

RETAIL ACCOMMODATION
1,423 sq ft (132.18 sq m)

- + Excellent location
- + Excellent frontage
- + Ground floor retail accommodation

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 approximately 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.

58 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 McDonalds, Subway and Mountain Warehouse.

DESCRIPTION

The available accommodation comprises ground floor retail space with excellent frontage onto Commercial Street. The property further benefits from first and second floor office / stores area with WC facilities on first and second floors and kitchenette on second floor.

Additional accommodation can be made available on first floor above The Works. Further information available upon request.

Please note the property is currently occupied by Boots Optician.

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas:

Ground Floor	511 sq ft		51.23 sq m
First Floor	498 sq ft		46.27 sq m
Second Floor	373 sq ft		34.68 sq m
TOTAL	1,423 sq ft	 	132.18 sq m

LEASE TERMS

The premises are available to let via a new lease for a term to be agreed.

RENT

The premises are available at a quoting rent of £20,000 per annum.

BUSINESS RATES

The property has a rateable value of £39,500. Using the 2021/22 UBR (49.9p), this results in rates payable of £19,710.50.

Due to coronavirus legislation, we understand an occupier will not be liable to pay full business rates with relief available.

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

EPC

To be assessed.

VAT

To be confirmed

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 / Carlo Piazza
 Email: david@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



October 2021

58 Commercial Street
Hereford, HR1 2DJ

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