



28 COMMERCIAL STREET HEREFORD HR1 2DE

Freehold also available

LOCATION

The premises occupy a prominent location on the pedestrianised Commercial Street, close to the junction with Bath Street (A438), where the premises are visible to the Ring Road. Commercial Street forms the town's core retail pitch with the premises being opposite the recently opened Entertainer and close to the Trinity Square shopping centre. McDonalds, CEX, H&M, Waterstones, Greggs, Lakeland and Starbucks are all in close proximity. The Maylord Orchards car park is located immediately to the rear of the premises, providing 213 spaces.

British Heart Foundation have recently completed the acquisition of the adjacent premises for their Furniture & Electrical fascia.

ACCOMMODATION

The premises comprise a purpose built retail unit designed over ground and first floor levels, comprising the following approximate net internal floor areas:

| | | |
|-------------------|----------|---------------|
| Ground Floor NIA: | 189 sq m | (2,033 sq ft) |
| First Floor NIA: | 93 sq m | (1,008 sq ft) |

The premises benefit from a rear service yard, accessed from Blue School Street (A438).

TENURE

The premises are available on a new effectively full repairing and insuring lease at £25,000 per annum exclusive, on terms to be agreed. Alternatively the freehold interest is also available for £245,000 plus VAT.

RATES

We are verbally advised by the Local Rating Authority that the whole premises are assessed for rating purposes as follows:

| | | |
|-------------------------|----------------------|------------------------|
| Rateable Value: £53,500 | UBR (2016/17): 49.7p | Rates Payable: £26,589 |
|-------------------------|----------------------|------------------------|

VIEWING

Please contact this office for further information or to arrange any inspections.

EPC AVAILABLE UPON REQUEST

January 2014

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.



For further details:

020 7569 9900

www.SMART-4.co.uk

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