

Arkwright Owens

CHARTERED SURVEYORS

Berrington House
2 St. Nicholas Street
Hereford HR4 0BQ
Fax: (01432) 279968
Email: arkwrightowens@btinternet.com

01432 267213

**62 COMMERCIAL STREET
HEREFORD CITY**



**RETAIL PREMISES OF 109.53 SQ.M (1179 SQ.FT) ON THE GROUND FLOOR WITH BASEMENT
STAFF ACCOMMODATION/WCS 47.65 SQ.M (513 SQ.FT)**

£ 35, 000 PER ANNUM EXCLUSIVE

VIEWING BY APPOINTMENT ONLY—CONTACT: 01432 267213

[herefordshireproperty.COM](http://herefordshireproperty.com) worcestershireproperty.COM monmouthshireproperty.COM powysproperty.COM

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties: statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

LOCATION

Hereford is a Cathedral City with a population of 54,000 people and is 24 miles south west of Worcester and 23 miles north west of Gloucester. The property is situated in a busy pedestrianized trading location which has under gone some transformations with new tenants going into two shops close to this one, and a new Burger King UK and Sports Direct moving from The Maylord Centre into Commercial Street.

DESCRIPTION

A prominent retail unit on edge of High Town Hereford, is 62 Commercial Street, with dual frontage to St Peter's Street with two pedestrian doorways and large windows with access to a useable basement below with WC's and service cupboards and toilets.

TO LET ON LEASE

The property is available to let on a 10 year lease on a full repairing and insuring lease subject to 5 yearly upwards only rent reviews. A mid term upwards only rent review to market value at the end of the 5th year of the lease.

RENTAL

£35,000 per annum exclusive.

ACCOMMODATION

SHOP INTERNAL WIDTH	9.59 m (31 ft 6")
SHOP DEPTH	8.15m (26 ft 9")
GROUND FLOOR SALES	109.53 sq.m (1,179 sq.ft)
BASEMENT STORAGE/STAFF	47.65 sq.m (513 sq.ft)

BASEMENT

Large cellar with toilets and staff rooms. Access from main shop area.

BUSINESS RATES

The current Rateable Value of the Shop & Premises is £53,000. From April 2019/20 RV £27,242.

LEGAL COSTS

Each party to be responsible for their own costs.

VAT

All figures are quoted are exclusive of VAT where applicable.

EPC

The property has an EPC Rating F139. Copy of the EPC is on the National EPC Non-Domestic Register.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations, Arkwright Owens will require any tenant / purchaser to provide Proof of Identity along with any other requested documents.

VIEWINGS

Viewings are strictly by appointment through local agents Arkwright Owens, acting as Joint sole agents with sole selling rights- Telephone (01432) 267213 or Julian Owens 07855 744821.

AGENTS NOTE

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs), is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor than any services or facilities are in good working order. Any moveable contents, fixtures and fittings (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any moveable contents or include them in any offer for the property, the buyer cannot in any respect imply such inclusions from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulations or other consents and these matters must be verified by an intending purchaser. The information given in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. Revised 05/02/20 JTJO

