

**Arkwright
Owens**

herefordshireproperty.com

 HOUSE OF TWEED

**56 Commercial Street
Hereford HR1 2DJ**
To let on new lease
£25,000 PA Exclusive

TO LET
Arkwright Owens
01432 27213
herefordshireproperty.com

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Arkwright Owens

Introduction

Hereford is a busy Cathedral City and is in the county of Herefordshire, situated 40 miles north-west of Cheltenham, and 50 miles south west of Birmingham. The City has a resident population of circa 60,000 people and a catchment within 12 miles of 125,000 people.

SITUATION

Commercial Street links to High Town in the pedestrianized centre of the City. Other retailers within Commercial Street are J D Sports, I Phone, Body Shop, Burger King, McDonalds, Toni & Guy, Nationwide, Halifax, Sports Direct, Flannels, The Works Books, Mother Natures Goodies, Waterstones, The Entertainer, Greggs and Maylord Centre Shopping Centre.

THE PROPERTY

The premises are arranged over ground, first and second floors with the following areas:

| Ground Floor | | |
|--------------|------------|-----------|
| Sales | 62.02 sq.m | 668 sq.ft |
| First Floor | | |
| Ancillary | 39.52 sq.m | 425 sq.ft |
| Second Floor | | |
| Ancillary | 37.80 sq.m | 407 sq.ft |

ACCOMMODATION

External frontage.....7.4m
Internal frontage.....7m
Internal depth.....8.6m

MAIN SALES AREA

7m x 8.6m = 60.2 sq.m (647.75 sq.ft)
Air conditioning unit.



REAR STOCK ROOM

6.2m x 4.9m = 30.38 sq.m (326.88 sq.ft)
Currently with recessed display area and wrap around stock round.

Electricity distribution panel. Step into corridor:

CORRIDOR

3.7m x 1.6m
Fire door access to fire escape.

STAIRCASE TO FIRST FLOOR

Windows to both sides providing good natural light.
Fire access to flat roof.

LANDING

2.8m x 2.8m + 1.7m x 3.1m
Carpeting room.

SINGLE WC

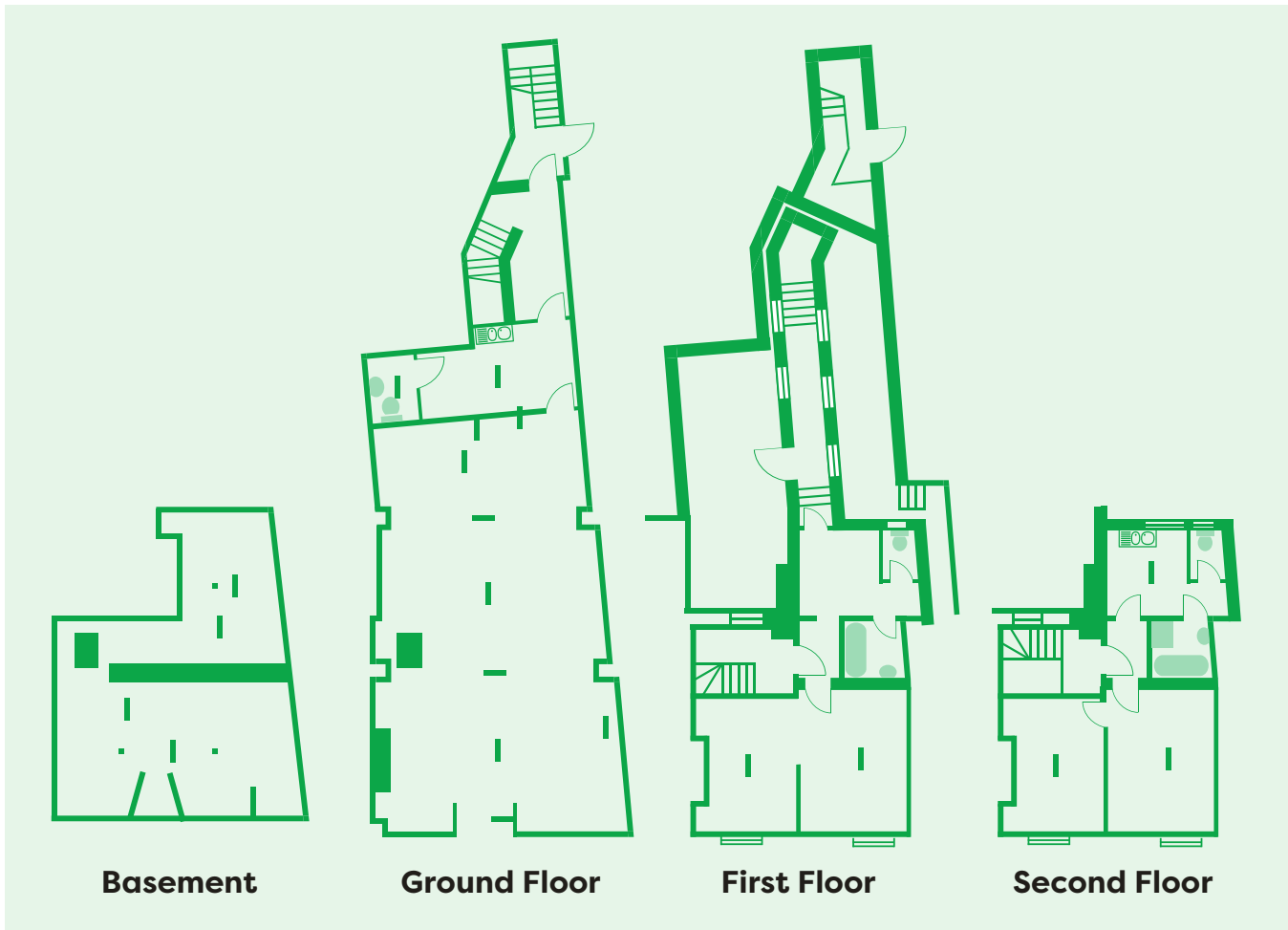
Low level WC, wash hand basin, with hand drier.

STOCK ROOM

3.9m x 5.9m = 23 sq.m (247.58 sq.ft)

LOBBY TO STAIRCASE TO SECOND FLOOR

2m x 2.9m



LANDING

2m x 1.3m
Fire door into lobby.

LOBBY

1.6m x 1.2m
Access to roof space.

STORE ROOM

1.7m x 1.7m =2.89sq.m (31 sq.ft)
Wall heater, smoke alarm.

SINGLE WC

With low level WC, wash hand basin, pendant light.

KITCHENETTE

2.6m x 2.3m
Stainless steel sink and draining board, Ariston independent water heater within cupboard. Timber casement window with view of St. Peter's Church and St. Peter's Close. Fluorescent strip light.

STOCK ROOM

5.8m x 3.9m =22.6 sq.m (243 sq.ft)
Ceiling lighting.

LOBBY SIDE ROOM

1.7m x 1.7m
Wall convector heater, smoke alarm





Services

Mains water & drainage, electricity, and air conditioning for heating and cooling.



Business rates

The local charging Authority is Herefordshire Council and the property has been assessed for rating purposes as having a Rateable Value of £41,250. The Uniform Business Rate is currently 49.9p. The property may qualify for small business relief and potential occupiers are advised to make their own enquiries to the Business Rates Department of Herefordshire Council: Tel 01432 260373

Lease terms

The whole building, is available on a new full repairing and insuring lease for a lease term of a minimum of 5 years at a starting rent of £25,000 per annum exclusive.

Legal costs

Each party to pay their own costs.

VAT

The property is VAT Registered.



EPC

57 C - Certificate Number: 7497-2941-8047-1016-5480.

Listed building

The property is a Listed Building.



Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

Telephone 01432 267213 or Julian Owens 07855 744821

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