

Arkwright Owens

herefordshireproperty.com

Retail Premises to Let on Lease

5a St. Peter's Street, Hereford HR1 2LA

£12,500 per annum exclusive



Introduction

The retail premises fronts St. Peter's Street, a pedestrianized street on the south eastern fringe of High Town close to St. Peter's Square. The retail premises has been used as a tea room for two decades and is within a tourist hot spot within close proximity of the most photographed building in Hereford called The Old House and The Hereford Cathedral nearby. The location is close to the Bus stops of St. Peter's square, St. Owen's Street and High Town.

DESCRIPTION

A single storey brick built property with sash windows fronting St. Peter's Street, with access to a rear courtyard. An open interior which currently has 20 covers for the regular customers as a tea room, a kitchenette at the rear and toilet facilities. The retail premises would lend itself for other retail uses.

Accommodation

| | |
|-----------------------------|-------------|
| Gross Internal length: | 9.8m |
| Gross Internal width: | 4.2m |
| Entrance Area: | 4.1m x 4.1m |
| Main Internal seating area: | 4.5m x 4.2m |



Ground Floor Areas

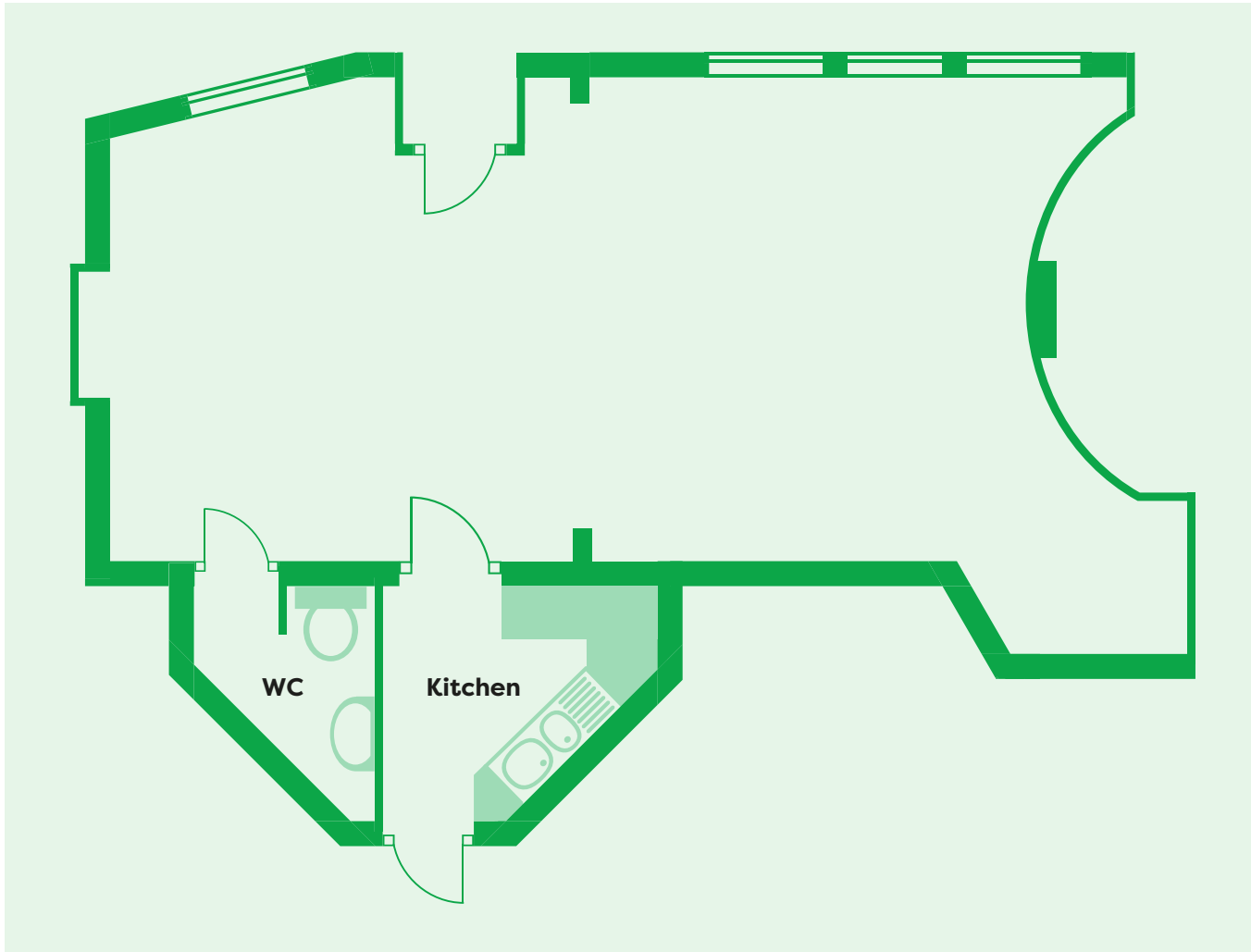
| | |
|--------------------|-----------------------|
| Retail sales area: | 50.5 sq.m |
| Zone A: | 42.4 sq.m (456 sq.ft) |
| Internal storage: | 0.9m (9.6 sq.m) |
| Kitchen: | 4.4 sq.m (47.3 sq.ft) |
| WC / Cloakroom | |

External Licence to use Pavement

Permission to provide, maintain and operate facilities for refreshment to place and use objects on the Highway. To site 6 tables and 12 chairs directly outside the frontage within enclosure fencing. Annual cost of £500 per year paid by the tenants.

Lease

A 5, 10, 12 year lease on Full Repairing & Insuring terms at a starting rent of £12,500 per annum.





Services

Water heated via an Ariston independent water heater.



Legal costs

Each party to be responsible for their own costs.



Business Rates

The current Rateable Value of the Shop & Premises is £10,250. There may be transitional relief/small business relief by contacting the Business Rates Team Tel: 01432 260373.



EPC

Band D

Certificate Number: 1999-2966-3352-3861-9660



Viewing

Viewings are strictly by appointment through local agents Arkwright Owens, email: arkwrightowens@btinternet.com

**Telephone 01432 267213 or
Julian Owens 07855 744821**

**Arkwright
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