



**Arkwright
Owens**

herefordshireproperty.com

**55 Commercial Street
Hereford, HR1 2DJ**

97 Sq.m (1,057 Sq.ft)

To Let on Lease

£25,000

PA Exclusive

TO LET

Arkwright Owens

01432 267213

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LOCATION

The historic cathedral city of Hereford is the main City within the county of Herefordshire and is situated in the rich agricultural area close to the Welsh border. The city is an important administrative centre and embraces industry, agriculture and tourism. There is a resident population of 65,000 people with around 76,000 living within a six mile radius and 125,000 people. Dimensions of the retail: Ground Floor 97 Sq.m (1,057 Sq.ft).

SITUATION

The City is about 140 miles north-west of London and 50 miles south west of Birmingham. Communications to the motorway network are accessible from Ross-on-Wye at Junction 4 of the M50, some 15 miles south of Hereford. The A49 links with Shrewsbury in the north and the M5 for north and south connections at Worcester some 25 miles west of Hereford.

DESCRIPTION

55 Commercial Street ground floor retail unit with wood effect luxury vinyl tiles, white painted walls, oil filled electric radiators, LED lighting. There is a kitchenette, with stainless steel sink, worksurfacing and fitted cupboards. Within the retail area is access to a Disabled WC. The frontage has been re-glazed retail retaining the unique timber shop front which celebrates the Queen's Silver Jubilee in 1977.

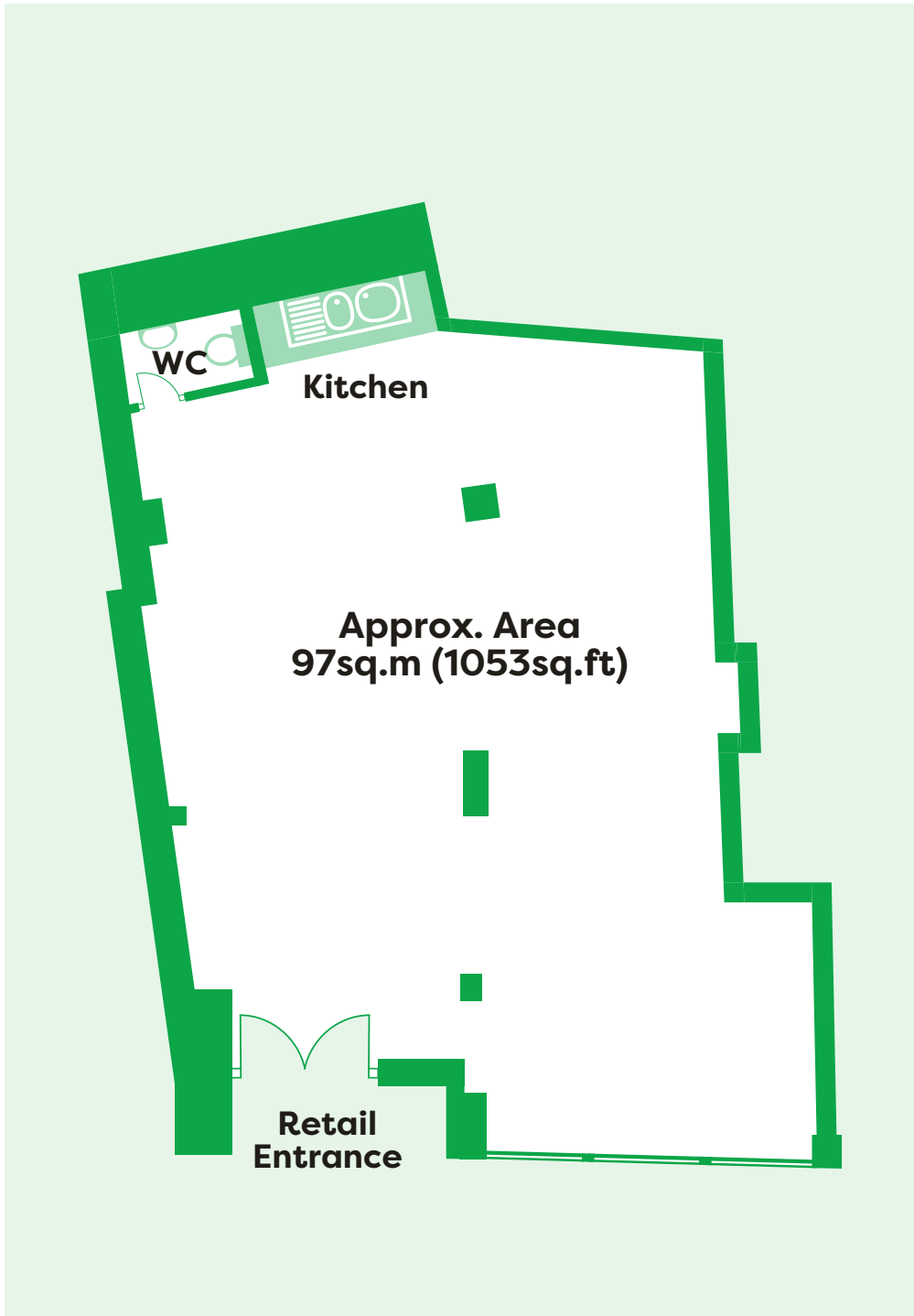


Dimensions of the retail

Ground Floor Trading Area	97 Sq.m (1,057 Sq.ft)
Glazed frontage	4.3m (14'3")
Kitchenette	2.5m x 1.3m (8'3" x 4'3")
WC	1.6m x 1.2 (5'3" x 4')

RETAIL DEMOGRAPHICS

Commercial Street is considered the secondary retail pitch which is supported by the Maylord Orchard Shopping Centre with underground car-parking for 220 cars. Burger King UK LTD has opened at 12-13 Commercial Street, opposite now Sports Direct, Flannels, Mc Donalds, Nationwide. Hereford has been granted an Engineering University as of 2018, and New Model in Technology & Engineering (NMITE) has first year of students in 2021. See NMITE.ORG.UK





Services

The property has main water and drainage and mains gas & electricity. The ingoing tenant for the retail unit will have access to an area on the first floor roof for air conditioning units for heating or cooling.



Rateable value

A new Rateable Value will be applied soon for the ground floor subject to a rating revaluation.

New retail lease rent

£25,000 per annum exclusive.

Lease terms

Lease terms by negotiation a minimum term of five years on full repairing and insuring terms.

VAT

VAT maybe chargeable on the rent, subject to verification.

Anti money laundering (AML)

The successful retail applicant will be required to provide information to satisfy the AML Regulations when Heads of Terms are agreed.



EPC

Band D - Certificate Reference - 0280-5985-0384-9720-5064



Viewing

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

Telephone 01432 267213 or Julian Owens 07855 744821



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