

GROUND FLOOR RETAIL UNIT TO LET (MAY SELL)

382 sq ft

40 COMMERCIAL STREET

HEREFORD, HR1 2DJ



- **Rent £11,400 pa (£950 pcm) plus VAT.**
- **Long leasehold sale also considered at £135,000, subject to contract.**
- 382 sq ft ground floor sales.
- Within pedestrianised part of Commercial Street.
- Near to The Entertainer, Waterstones, McDonalds etc.
- Modern unit with suspended ceiling and air conditioning.
- Available from autumn 2023.
- Affordable rent, no rates liability.

Botts Green Hall, Coleshill, Birmingham B46 2NZ

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LOCATION

Hereford is an attractive and historic cathedral city and the county town of Herefordshire with a prosperous rural hinterland. It has a population of 60,000 with a wider catchment of up to 190,000. It lies on the River Wye and is 25 miles south-west of Worcester. The main city centre shopping is found on Commercial Street and High Town. The property lies towards the eastern end of Commercial Street.

DESCRIPTION

The property comprises a ground floor retail unit with rear WC/store. The shop has a modern shopfront and is fitted out with suspended ceiling, lighting and air-conditioning.

ACCOMMODATION

Internal width	16'8"	5.08m
Depth	27'3"	8.31m
Ground floor shop	382 sq ft	35.5 sq m
(ITZA	353 sq ft	32.8 sq m)

Plus rear WC/store.

RATING ASSESSMENT

Rateable value	£11,500
Rates payable	100% small business rate relief should be applicable as the RV is less than £12,000, therefore no rates liability .

TERMS

The property is available on a new full repairing and insuring lease, for a term to be agreed. Available from autumn 2023. A long leasehold sale (999 years) will also be considered.

RENT

£11,400 pa plus VAT

EPC rating

B (47)

LEGAL COSTS

Each party to bear their own legal costs.

FURTHER INFORMATION

Please contact Stephen Moore at Sampson Moore, Botts Green Hall, Coleshill, Birmingham B46 2NZ
Tel: 01675 481858 Mobile: 07711 718 516 email: srsmoore@sampsonmoore.co.uk
or joint agent Tim Reed of Sunderlands Tel: 01432 276202 email: t.reed@sunderlands.co.uk

SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT

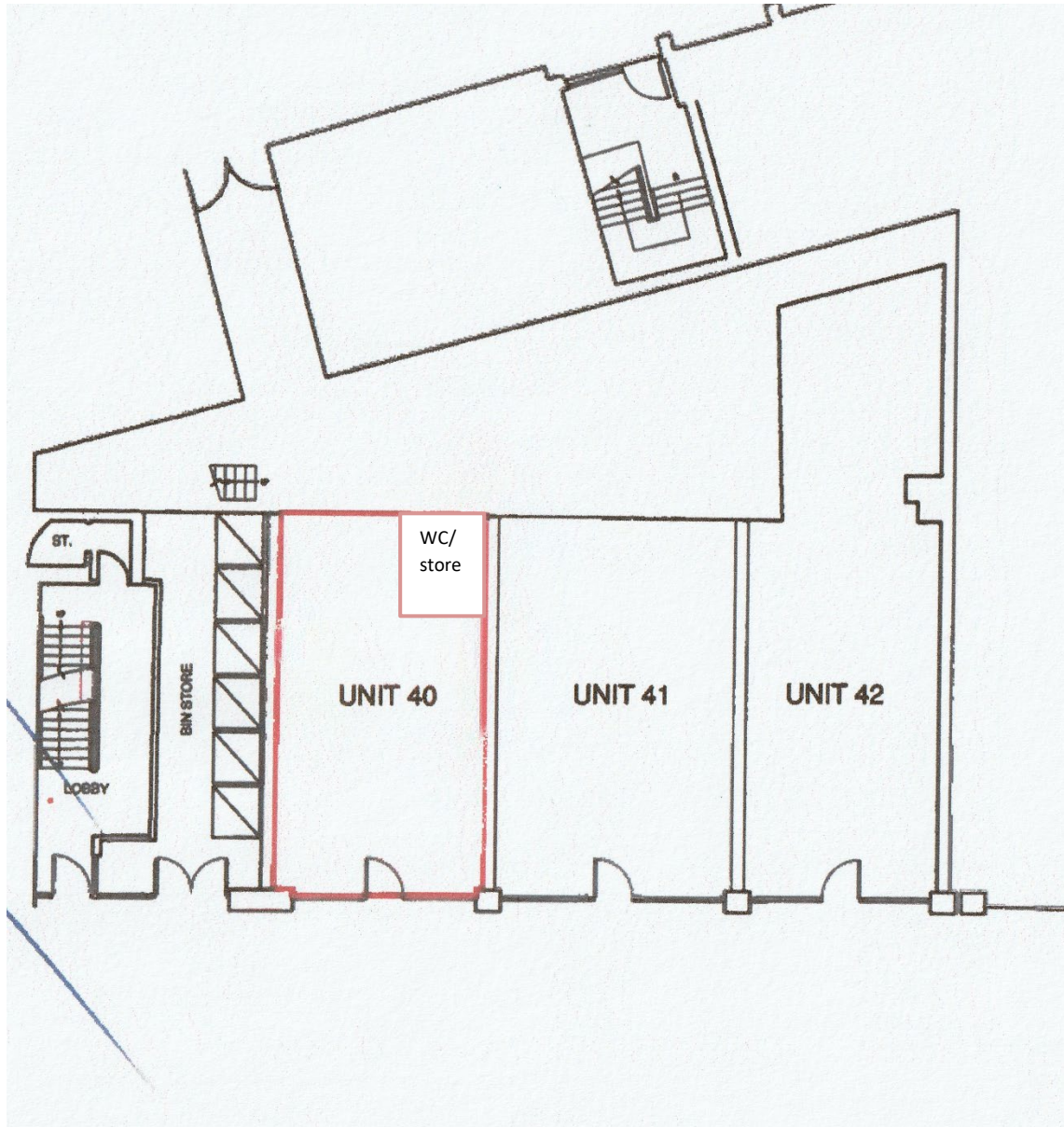


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ESTATE AGENTS ACT 1979

The principal of Sampson Moore has an interest in this property.



Approximate floor layout



Experian Goad Plan Created: 12/04/2023

Created By: Sampson Moore

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50 metres

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