



**1 UNION WALK/COMMERCIAL ROAD,
HEREFORD, HR1 2EP**

TO LET – RETAIL/COMMERCIAL PREMISES

£16,000pa

EPC Rating 'C'

- Two storey premises - 125sqm (1,345sqft) approx.
- Prominent position fronting Commercial Street and Union Walk
- Good window frontage, tiled and carpeted floors, ramped access & disabled wc
- Previously a hairdressers and a support centre, may suit restaurant

Chartered Surveyors and Commercial Property Agents

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jackson 
preece

LOCATION

Hereford is a thriving Cathedral City situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 3 hours drive away.

The subject property is highly visible situated on the corner of Commercial Road and Union Walk in the centre of the City. Commercial Road is one of the main thoroughfares in the City. A public car park is immediately to the rear of the property adjacent to the bus station.

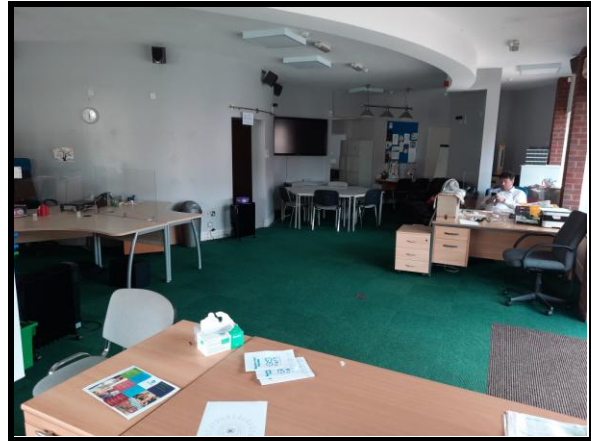
ACCOMMODATION

The premises comprise a mainly single storey unit, with a small upper floor. They are very nicely presented with excellent window frontage, air conditioning, white tiled and carpeted floors and modern facilities.

The unit is arranged as mainly retail/commercial space, storage, disabled wc, staff wc, staff room and first floor office. The property comprises (all measurements are approximate):

Ground floor area 118sqm (1,265sqft).

First floor area 7.70sqm (80sqft).



SERVICES Mains water, drainage, gas and electricity are connected to the property. Air conditioning fitted but not tested.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

RENT £16,000 per annum payable quarterly in advance by standing order.

TERMS A new full repairing and insuring lease with the terms to be agreed by negotiation. The tenant will be responsible for maintaining the building in its current condition.

BUILDING INSURANCE This will be paid by the landlords and re-charged to the tenant.

RATES Rateable value £15,250.

LEGAL COSTS The ingoing tenant is responsible for the landlord's reasonable legal fees involved in the transaction.

VIEWINGS Strictly by prior appointment with the Sole Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555.

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

MISPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.