



22-23 HIGH TOWN, HEREFORD, HR1 2AB

TO LET – Prime Retail Unit

Rent £40,000pa

EPC Rating 'TBC'

- Prominent city centre building
- In prime High Town location
- Arranged over three floors - approximately 3,336sq ft
- Nearby occupiers include WH Smith, Santander, Marks and Spencer

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

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 premises are located in a prime position in High Town, in the pedestrianised section of the city centre amongst national retailers, restaurants and offices.

ACCOMMODATION

The premises are arranged over three floors providing the following approximate areas:

Ground Floor	1,543sq ft (143sq m)
First Floor Store	933sq ft (87sq m)
Second Floor Store	860sq ft (80sq m)

Total Area **3,336sq ft (310sq m)**

Shop internal width - 23ft 1" (7.04m) max

Shop depth - 59ft 9" (18.23m)

SERVICES

Mains water, drainage and electricity are connected.

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

£40,000 per annum, payable quarterly in advance.

TERMS

The premises are to be made available on a new lease for a term to be agreed.

RATES

Rateable Value - £44,250. You should confirm the rates payable with Herefordshire Council.

LEGAL COSTS

Each party to bear their own legal costs 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.