



**24B KING STREET,
HEREFORD, HR4 9BX**

TO LET – PRIME RETAIL/WORKSPACE

Rent £12,000pa+VAT

EPC Rating 'D'

- Excellent city centre location, close to Cathedral
- Open plan, ground floor unit approximately 537sqft
- Excellent window frontage with street parking outside
- Nearby occupiers include retailers, professional services, pubs and cafés

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

The unit is situated in the centre of Hereford in King Street, a busy throughfare that passes the Cathedral Close and much used by shoppers, tourists and the general public.

ACCOMMODATION

The property was previously occupied by a hairdressers and prior to that by a florist. It has excellent glazed frontage and is arranged as open plan space with a kitchenette and toilet. The unit extends to 537sqft (49.89sqm).

RENT

£12,000 per annum plus VAT, payable quarterly in advance.

TERMS

A new full repairing lease is to be granted with the term by negotiation. A service charge is payable to cover the building maintenance, insurance, central heating and cleaning the communal areas.

RATES

Rateable Value £11,750. Small Business Rate Relief may be applicable to this unit. All interested parties should verify they are eligible with Herefordshire Council.

SERVICES

Mains water, drainage and electricity are connected.

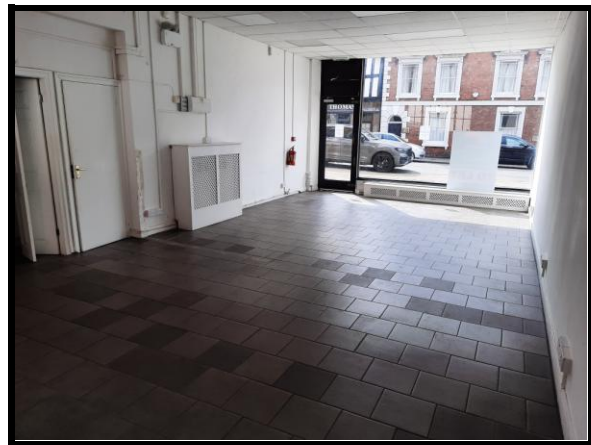
N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

LEGAL COSTS

Each party is to be responsible for their own legal fees involved in the transaction.

VIEWINGS

Strictly by prior appointment with the Joint Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555 or Sunderlands 01432 276202.



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.