



## 15 WEST STREET, HEREFORD, HR4 0BX

**TO LET – RETAIL UNIT**

**£24,950 pa**

EPC Rating 'D'

- Prominent Position on Corner of West Street & Aubrey St.
- In heart of popular St Thomas' Quarter
- Suitable for a variety of uses (STP)
- New Lease available

**Chartered Surveyors and Commercial Property Agents**

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## LOCATION

Hereford is a thriving Cathedral City situated approximately one hour's drive from Birmingham, Bristol and Cardiff with London being approximately 2.5 hours drive away.

The unit is situated in a prominent position on the corner of West Street and Aubrey Street in the heart of St Thomas' Quarter. An area which in recent years has become popular with restaurant and leisure occupiers.

## DESCRIPTION

Previously operated as a restaurant, the property may be suitable for a variety of uses subject to obtaining any necessary planning consents.

With frontage onto both West Street and Aubrey Street, the accommodation is arranged over ground and basement levels.

The property is of facing brick construction with extensive glazed shopfronts onto both streets.

WCs are situated in the basement.

## ACCOMMODATION

The property has a floor area of approximately 1,366 sq ft (126.92 sq m) measured on a Gross Internal Area (GIA) basis.

## 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

£24,950 per annum exclusive

## TERMS

The property is available by way of a new Full Repairing and Insuring Lease (via a service charge) for a negotiable term of years.

## RATES

The property to be reassessed upon occupation for business rates purposes.

## LEGAL COSTS

The parties will be responsible for their own legal fees involved in the letting

## VIEWINGS

Viewing is strictly by appointment with the letting agent Jackson Preece Commercial Property Agents



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.