



## TO LET - 94 WIDEMARSH STREET, HEREFORD, HR4 9HG

**£9,500 per annum**

EPC Rating 'TBC'

- Prominent retail/office premises approx. 580sq ft (56.3sq m)
- May suit a variety of uses
- Small rear yard with parking space immediately to the rear
- Good location close to Old Market shopping centre and car parks

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## LOCATION

Hereford is a thriving Cathedral City situated approximately one hour's drive from Birmingham, Bristol and Cardiff with London being approximately 3 hour's drive away. Widemarsh Street is situated close to the recently built £90m Old Market shopping centre with Waitrose and 18 shops and a 6 screen Odeon Cinema.

Widemarsh Street is also on the principal route between the city centre and the Edgar Street grid. Extensive public parking is nearby.

## DESCRIPTION

Ground Floor shop/office fronting directly onto Widemarsh Street. The accommodation briefly comprises:

Retail area 1 - 31' 4" depth x 12' 6" internal width (max) = 366sq ft (34sq m)

Retail area 2 - 18' 4" depth x 10' 8" width = 211sq ft (19.6sq m)

Rear lobby with separate WC and kitchenette.

One parking space immediately to the rear of the premises will be available.



## SERVICES

Mains water, gas, drainage and electricity are connected.

The premises benefit from gas central heating.

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

## TERMS

A new lease will be available on internal repairing terms with the tenant responsible for the external shop front and fascia.

## RENT

£9,500 + VAT per annum, payable quarterly in advance.

## RATES

Rateable Value £6,600.

NB Small business rate relief may be available on this property (interested parties should verify such information with Herefordshire Council).

## LEGAL COSTS

The in-going tenant is to be 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.

## MISREPRESENTATION 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.

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