

TO LET



PRIME RETAIL PREMISES 4 WIDEMARSH STREET, HEREFORD, HR4 9EW



LOCATION

The premises are situated in an extremely busy trading location close to the junction with High Town. Widemarsh Street is the thoroughfare that links the City Centre to the **Old Market Shopping Centre** and is home to both national and independent retailers. The property is close to **Primark, M&S, White Stuff, Robin ELT Shoes, Grape Tree and Philip Morris.**

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	25'11"	7.9 m
SHOP DEPTH	20'10"	6.4 m

NET GROUND FLOOR AREA 455 sq ft 42 sq m

FIRST, SECOND AND THIRD FLOOR

STORAGE/STAFF 570 sq ft 53 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon in multiples of 5 years.

RENTAL

£20,000 pa (exclusive of rates).

VAT

We understand that VAT is payable on the rental.

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£14,750**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 94 (Band D). A copy of the certificate is available upon request.

BUILDING INSURANCE

Building insurance for the year to 23rd November 2023 is **£1,131.36** pa.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

Ground Floor - <https://youtu.be/oLmxe6MIDiE>

First Floor - <https://youtu.be/tANmg9QeOyU>

Second Floor - <https://youtu.be/DJa2-c5CyQM>

Third Floor - <https://youtu.be/2OeLp3rpiqc>

VIEWINGS

By prior appointment with AMT Commercial on 01527 821 111

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