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FOR SALE OR TO LET

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

LOCATION
The premises are located on Widemarsh Street which is the pedestrianised Street which links the main City Centre to the Old Market Shopping Centre.
The property is close to the junction with High Town, adjacent to **Grape Tree**.
Nearby retailers include **Primark, M&S, White Stuff, Robin ELT Shoes and Philip Morris.**

ACCOMMODATION
The premises comprise a four storey Grade II listed building.

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**
CELLAR		

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
£22,500 pa (exclusive of rates).

PRICE
£245,000 for the Freehold Interest with Vacant Possession

VAT
We understand that VAT is payable on the rental and purchase price.

RATING ASSESSMENT
We are advised that the rating assessment is as follows: Rateable Value: **£16,250**. 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 commencing 24.11.25. is **£1033 plus VAT.**

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/usCu3JORyIs
First Floor - https://youtu.be/3yLX7i7UGA8
Second Floor - https://youtu.be/RyQZC4TpHn8
Third Floor - https://youtu.be/by8PnCjEoSo

VIEWINGS
By prior appointment with AMT Commercial on 01527 821 111

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