

# **RETAIL SHOP TO LET**

**53 WIDEMARSH STREET**

**HEREFORD**

**HR4 9EA**



- Ground floor lock-up retail unit
- Rent: £16,000 pax
- Full repairing & insuring terms
- Term negotiable
- Ground floor retail area 47.2 m<sup>2</sup> (508 ft<sup>2</sup>) approx.
- Basement storage 64.22 m<sup>2</sup> (691 ft<sup>2</sup>) approx.
- Current planning use A1. Formerly Cancer Research
- Rateable value £16,750 p.a.

## **LOCATION**

53 Widemarsh Street is situated in a central location adjacent to Hereford city centre, with frontage to Widemarsh Street. It is within easy walking distance of car parks and the 'Old Market' £90m redevelopment and is on the main pedestrianised thoroughfare (between 10.30 a.m. and 4.30 p.m.) linking the new development with the old city centre.

## **DESCRIPTION**

The premises comprise a ground floor retail unit of a substantial period building which is Grade II listed and within the Conservation Area.

## **FLOOR AREAS (approx.)**

Ground floor retail: 47.4m<sup>2</sup> (508 ft<sup>2</sup>)

Window space/ frontage 8.2m

Depth 6.37m

Kitchen/storage 7.57 m<sup>2</sup>

w.c.

Basement storage 691m<sup>2</sup>

(Floor plan)

## **RENT**

The asking rent is £16,000 per annum exclusive.

Tenant is responsible for internal repairs. Landlord responsible for carrying out external and structural repairs but 1/3 of cost for whole building will be charged to tenant.

Landlord insures the building structure and will recharge the cost of the premium for the unit.

## **BUSINESS RATES**

Rateable value £16,750 p.a.

Current rates payable 2020/21 are £8,576 p.a. pro-rata. Current Covid-19 reliefs apply

## **SERVICES**

Electricity and water are connected to the property. Tenant responsible for all costs of services. Electric heating.

## **EPC**

Category E

## **VIEWING AND FURTHER INFORMATION**

Please contact Suzanne Garlick, email: [sgarlick@herefordshire.gov.uk](mailto:sgarlick@herefordshire.gov.uk) or telephone: 01432 260689.