



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

41 EIGN GATE HEREFORD HR4 0AB



EXCELLENT, PROMINENT SHOP PREMISES SITUATED IN A
PEDESTRIAN PRECINCT

- Total ground floor sales 340sqm (3660 sqft)
- Also available as 2 smaller retail units
- Prominent location
- Excellent frontage

TO LET

Location Hereford is a Cathedral city and the county town of Herefordshire. It lies on the River Wye and is approximately 26 miles south west of Worcester, 27 miles north west of Gloucester with Birmingham, Cardiff and Bristol being approximately equidistant at around 55/60 miles away.

This busy cathedral city is a strong regional shopping location and the subject property is situated in an excellent pedestrian precinct close to Bright House, Peacocks, Savers, Superdrug, Iceland, Millets, Tesco and Games Workshop.

Description The subject property comprises a traditional mid terraced two storey shop (with basement) with extensive frontage to the precinct and access to the rear via West Street. There is extensive ground and first floor sales accommodation together with ample ancillary accommodation at ground, first and basement level.

Plans have been drawn up to subdivide the property into 2 separate retail units with their own ground floor and upper floor accommodation.

Accommodation	WHOLE	Sqm	Sqft
	Ground Floor Sales	339.98	3,660
	Ground Floor Mezzanine Sales	113.13	1,218
	Ground Floor storage	113.33	1,220
	First Floor Sales	294.65	3,172
	First Floor Storage	261.43	2,814
	Basement Storage	60.47	651
	TOTAL	1182.99	12,735
	Sub-divided Unit 1		
	Ground floor sales	304	3272
	First Floor storage	280	3013
	Sub-divided Unit 2		
	Ground floor sales	255	2744
	First floor storage	271	2917

Terms The premises are available by way of the whole or in part by way of a new lease on terms to be agreed at rental of £40,000 pax for the whole or alternatively £22,500 pax for Unit 1 and £20,000 pax for Unit 2.

VAT All figures are quoted exclusive of VAT.

Business Rates We understand the property is assessed in the current Rating List at a Rateable Value of £41,500 but will need to be reassessed in the event that it is subdivided.

Legal Costs Each side is to bear their own legal costs.

Viewing By appointment with the agents:
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The information in these particulars has been prepared as at 4 December 2018 and updated as at 18 January 2019.