



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SECOND FLOOR OFFICES, SHIRETOWN HOUSE 41/43 BROAD STREET, HEREFORD HR4 9AR



REFURBISHED OFFICE PREMISES SITUATED IN THE
HEART OF THE CATHEDRAL CITY OF HEREFORD

- Prominent city centre location, close to all amenities
- Total accommodation 84.74sqm (912sqft)
- Car parking may be available
- Excellently presented offices with central heating
- Dedicated, maintained fibre optic broadband service provided

TO LET
£9,500 pax

Location Shiretown House is situated in the centre of the cathedral city of Hereford and is immediately adjacent to the Green Dragon Hotel and A-Plan Insurance. On the opposite side of the road are premises occupied by NatWest Bank and Gabbs Solicitors. Hereford city centre and its associated amenities are all close by.

Description The accommodation is situated on the second floor and is accessed via a communal staircase and entrance off Broad Street. The common areas have been refurbished and recarpeted and provide an attractive and imposing entrance to the building. The accommodation is divided into a central corridor area off which there are four offices, a separate storeroom, well appointed kitchen and wc. In addition to the office suite there is a separate stairway off the landing which houses the central heating boiler and a further storage area. These offices have just been refurbished to a high standard to include new lighting, redecoration and fibre optic Broadband provision. All rooms now have perimeter trunking with data, power and telephone points.

Accommodation	Sqm	Sqft
4 main offices, store and kitchen	77.82	838
Boiler room and further storage	6.92	74
Total	84.74	912

Services Mains electricity, gas, water and drainage are connected and central heating is via the suite's own gas fired boiler. Fibre optic Broadband is provided.

Service Charge A service charge will be levied to cover the costs to the landlord in respect of the building's insurance and maintenance of the exterior of the premises and communal areas.

VAT VAT is chargeable on the rent.

Business Rates The property is assessed in the 2023 Rating List with a Rateable Value of £6,100 such that qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Terms The premises are available to let to suitable tenants on a new lease for a minimum period of 5 years at a commencing rent of £9,500 per annum exclusive of outgoings. This rent includes the provision of fibre optic Broadband.

Car Parking Car parking is available by separate negotiation.

Legal Costs All parties to be responsible for their own legal costs in drawing up any lease agreement.

Viewing By appointment with the letting agents:
Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 276 202
Email: t.reed@sunderlands.co.uk james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 18 May 2022. Updated 20 April 2023 and as at 8 May 2024.