

3/5 HIGH STREET, HEREFORD, HR4 9AA

SUBSTANTIAL FREEHOLD RETAIL UNIT AVAILABLE FOR SALE OR TO LET

 CUSHMAN &
WAKEFIELD


ROB ALSTON
RETAIL

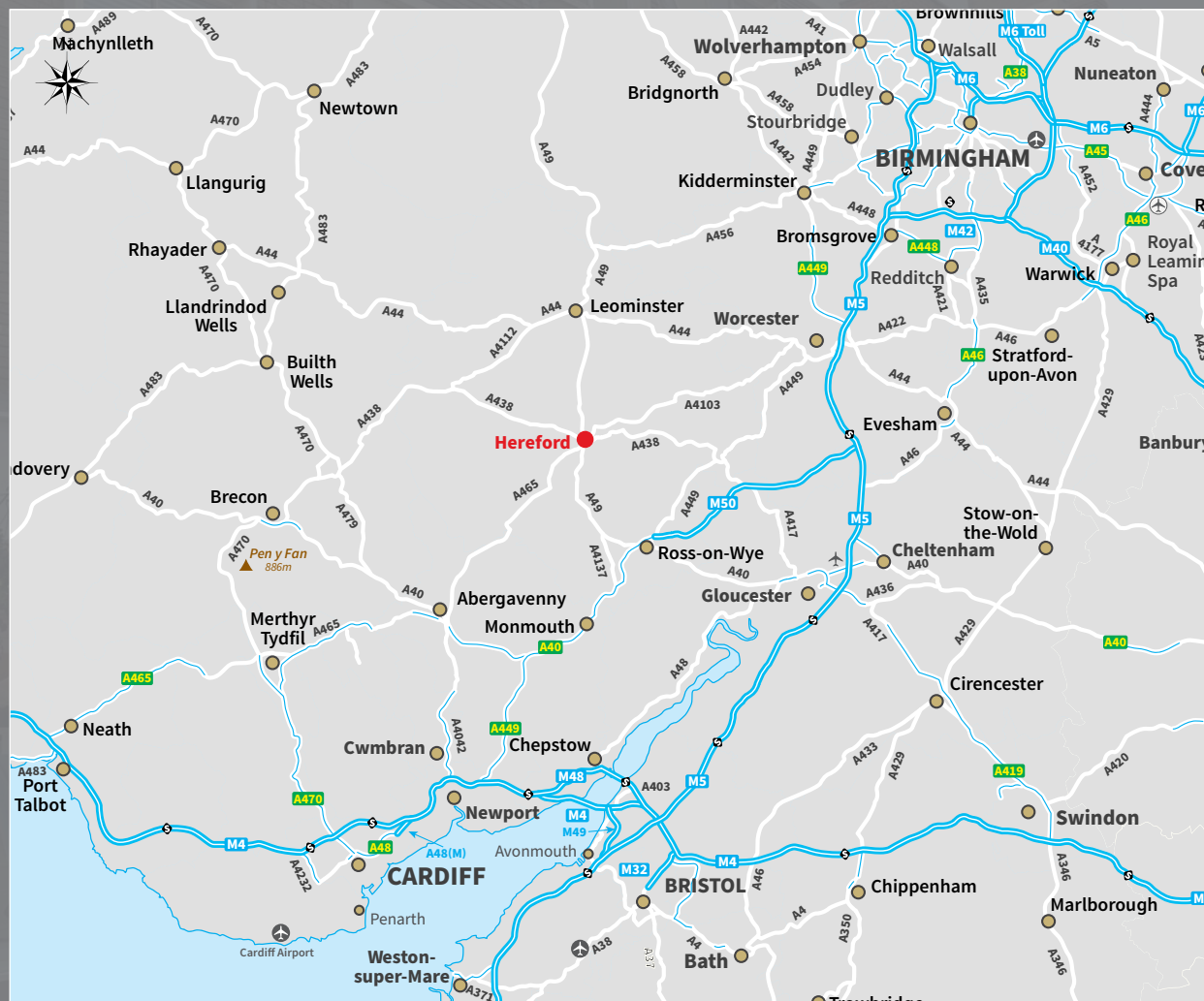
Hereford is a cathedral city in the county of Herefordshire lying on the banks of the River Wye, 23 miles northwest of Gloucester, 24 miles southwest of Worcester and 16 miles east of the Welsh border. The city has a resident population of 62,000.

The railway station is located on the Welsh Marches line and provides direct services to Birmingham New Street and Cardiff Central.

The property comprises a substantial, modern retail property arranged on ground, first, second and basement levels and is of traditional brick & blockwork construction with a flat roof and good rear servicing facilities which are accessed via East Street.

The subject property is situated in a prime pedestrianized trading location on High Street adjoining **Marks & Spencer** and is directly opposite **Boots** the chemist.

Other nearby occupiers include **Primark, Vision Express, Hotel Chocolat, WH Smith, Coffee#1, White Stuff.**





RETAILING IN HEREFORD

High Street is very much part of the main retail location in the city centre together with High Town and Commercial Street, in addition to the city's two shopping centres – The Maylords and Old Market which opened in 2014 and whose current occupiers include **Waitrose, Next, H&M, TK Maxx** and **Matalan** together with an **Odeon** cinema, numerous F&B operators and 1,000 car parking spaces.

ACCOMMODATION

Description		Imperial	Metric
Ground Floor	Sales	8,624 sq ft	801.5 sq m
First Floor	Sales/Storage	8,564 sq ft	796.0 sq m
Second Floor	Storage/Staff	8,559 sq ft	799.2 sq m
Basement	Sales/Storage	8,164 sq ft	758.7 sq m
Total		33,911 sq ft	3,151.6 sq m

RATEABLE VALUE

The current RV is £282,500.

TENURE

The property is available **FREEHOLD** with full vacant possession offered.



Alternatively, the property is available by way of a new 10 year full repairing and insuring lease with an upwards only rent review at the end of the 5th year of the term.

Offers are invited in the region of **£1.95 million** for the freehold interest.

Alternatively, the property is available by way of a new lease where offers are invited in the region of **£195,000 per annum exclusive**.

Viewing is strictly by appointment with either of the joint selling agents:

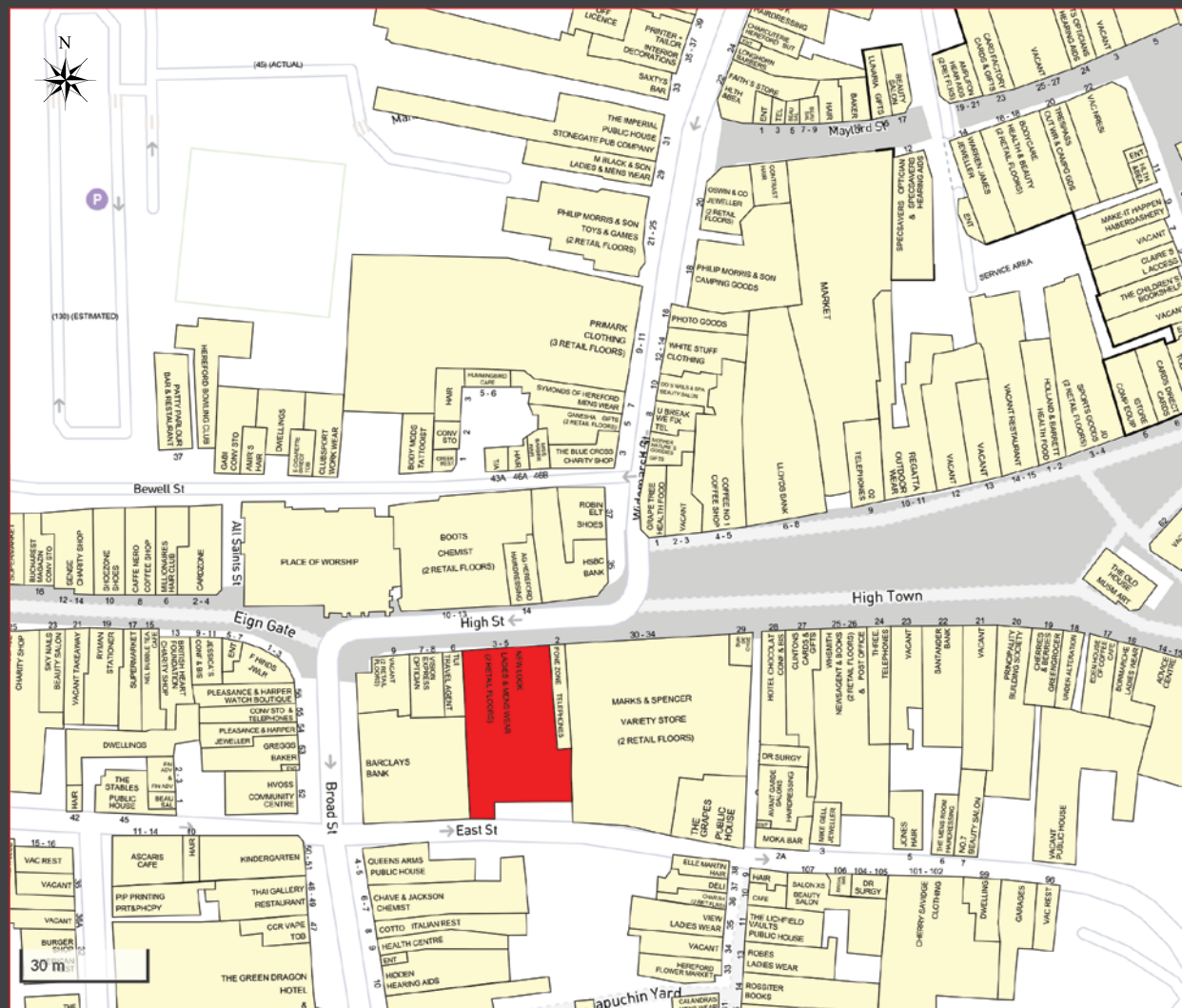
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SUBJECT TO CONTRACT



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