

LOCK-UP SHOP TO LET

38 CHURCH STREET, HEREFORD HR1 2LR



arenalettings

Location	Located on the popular speciality pedestrianised shopping street close to Hereford Cathedral and linked the High Town.
Description	The property is part of a Period Building (early 19 th Century) forming a terrace, being the end terrace. A GRADE 2 listed property
Accommodation	The property has been measured on a net internal basis as follows: Ground floor sales area: Cellar area Toilet area

The Valuation Office Agency website indicates that on the ground floor: Zone A 18.5m² and Zone B 10.8m². Cellar are is recorded by VOA as 28.5m².

Terms: New lease terms available. Repairing and Insuring.
Permitted use: Class 1 with restrictions.

Annual Rent: £20,000 pa.

VAT: N/a

Business Rates: The 2010 Rating List shows the premises as a Shop with a Rateable Value of £10,000. Certain tenants may qualify for Small Business rate Relief.

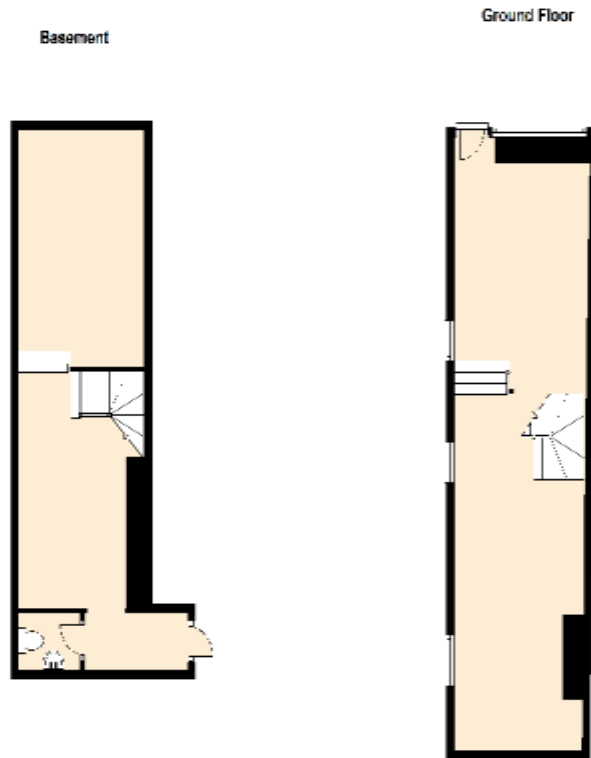
Legal Costs: Each party pays their own legal costs.

Notes: To let due to business relocation at end of lease.

Viewings Arrangements: By appointment with the letting agents



CHURCH STREET FRONTAGE



Floor plans are indicative of the accommodation layout and are not to scale.

IMPORTANT NOTICE

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

For further outline details please contact
Peter Newman, Arena Lettings, 17 King Street, Hereford. HR4 9BX
01432 341966
info@arenalettings.co.uk

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arenalettings