

# 18 Eign Gate Hereford



18 Eign Gate Hereford HR4 0AB

**Prime Shop to Let**

**Contact:**

**Jonathan Thomas**

**01865 595143**

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## Location

The property is situated in a prominent position on Eign Gate directly opposite **Iceland** and **Superdrug**. Other occupiers in close proximity include:

**Café Nero, Shoe Zone, Iceland, Millets, Card Zone and Peacocks**

## Description

The property is arranged over ground and first floor, providing ground floor sales together with first floor staff and storage accommodation. The ground floor sales area benefits from an extensive glazed frontage and access to Bewell Street facing the Tesco supermarket situated to the rear of the property.

## Rent

Offers in the region of £35,000 per annum exclusive.

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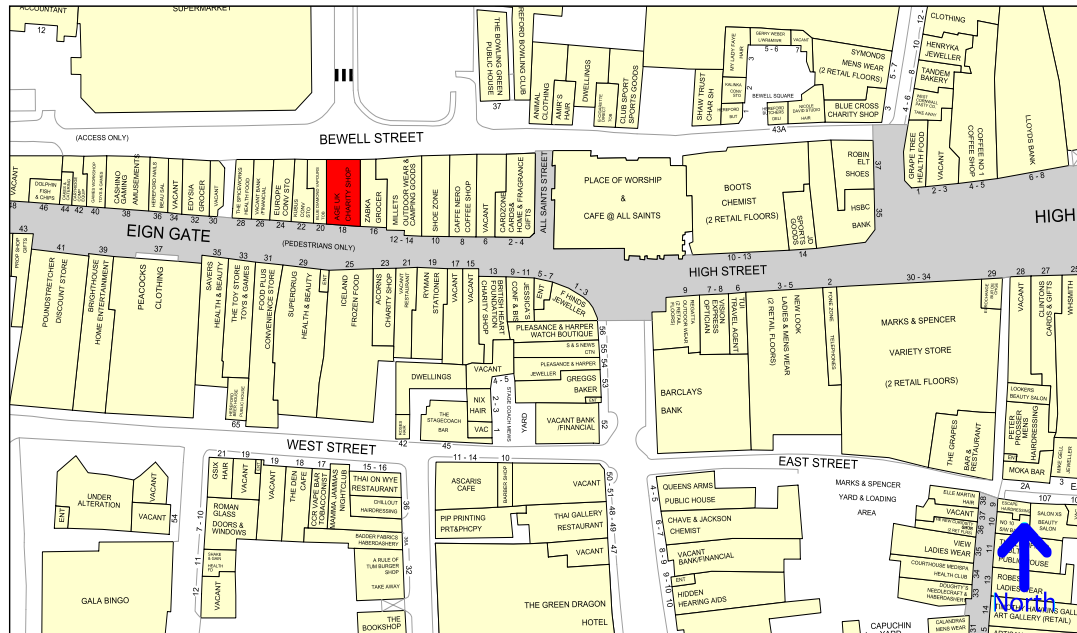


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**Energy Performance Certificate** HM Government  
Non-Domestic Building

18 Eign Gate  
HEREFORD  
HR4 0AB

Certificate Reference Number:  
9996-3022-0921-0090-7191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



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## Accommodation

The property affords the following approximate floor areas and dimensions:

Ground Floor:		
Sales	1,316 sq ft	122.26 sqm
First Floor:		
Staff/Stock	1,196 sq ft	111.11 sqm
Total	2,512 sq ft	233.37 sqm

## Tenure

The unit is to be made available on the basis of a new effective full repairing and insuring lease for a term to be agreed, incorporating upward only rent reviews at 5 yearly intervals.

## Rating

We have been advised by the local authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£20,750
UBR (2017/18)	.466
Notional Rates Payable	£9,939.25

Interested parties should verify these figures with the Local Authority.

## Services

We understand the property is connected to mains electricity, water and drainage. However, no services have been tested by the agents.

## EPC

An Energy Performance Certificate for the premises is available on request

## VAT

All figures quoted with these terms are excluding of VAT, where chargeable.

## Viewing

By appointment through joint agents:

Jonathan Thomas  
JRBT Commercial Property  
01865 595143  
[jonathan@jrbtcommercialproperty.co.uk](mailto:jonathan@jrbtcommercialproperty.co.uk)

Tim Reed  
Sunderlands  
01432 276202  
[t.reed@sunderlands.co.uk](mailto:t.reed@sunderlands.co.uk)

**SUBJECT TO CONTRACT**

**APRIL 2018**

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