



## 5 COMMERCIAL ROAD, HEREFORD, HR1 2BB

**FOR SALE/TO LET - RETAIL /OFFICES    £149,000/£11,500 pa**

EPC Rating 'E'

- Three Storey property with Retail Unit of 311 sq ft (29 sq m) on ground floor
- Currently operating as a Sandwich Bar & Take Away in Busy Location
- Storage/Offices on Upper Floors; Rear Access to Two Parking Spaces
- Situated on a principle route into City Centre on busy pedestrian street

**Chartered Surveyors and Commercial Property Agents**

**jonathan**   
preece

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Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

## LOCATION

Hereford is a thriving Cathedral City situated approximately one hours drive from Birmingham, Bristol and Cardiff with London being approximately 2.5 hours drive away.

The premises are situated in a busy secondary location close to the City of Hereford amongst national and local retailers, restaurants and offices on one of the principle routes into the City Centre which also provides a pedestrian link to City Centre from Sixth Form, Arts College and Bus and Train stations.

## ACCOMMODATION

The property is a three storey modern property providing the following accommodation:

**GROUND FLOOR – RETAIL UNIT** (Currently used as a Sandwich Bar & Take Away)

Internal Width - 3.9m narrowing to 3.25m

Retail depth - 10.34m

Total Area = 311 sq ft (29 sq m)

**FIRST FLOOR – Office and Storage**

242 sq ft (23 sq m)

**SECOND FLOOR – Office and Storage**

235 sq ft (22 sq m)

**PARKING** Two parking spaces are included accessed from the rear of the property

**SERVICES** Mains water, drainage and electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

**PRICE** £149,000 for the freehold

**RENT** £11,500 per annum payable quarterly in advance by standing order

**TERMS** The lease will be on full repairing terms with the length of the lease to be agreed by negotiation.

**BUILDINGS INSURANCE** This will be paid by the Landlord and re-charged to the Tenant. The premium is currently £270 pa.

**RATES** Rateable Value £8,600 Rates Payable 2017/18 £4,162.00

**LEGAL COSTS** The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved in the transaction.

## VIEWINGS

Strictly by prior appointment with the Sole Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan D Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

## MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jonathan D Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan D Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements