



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

38 WIDEMARSH STREET HEREFORD HR4 9EP



VERY PROMINENT OFFICE/RETAIL PREMISES CONVENIENTLY
SITUATED BETWEEN HIGH TOWN & OLD MARKET DEVELOPMENT
WITHIN AN ATTRACTIVE FOUR STOREY PERIOD BUILDING

- **Approximately 162sqm (1,740sqft) total accommodation**
- **Attractive Listed building**
- **Potential for flexibility and sub letting**
- **Busy pedestrian thoroughfare**

TO LET
£16,750 pax

Location 38 Widemarsh Street is situated on the eastern side of the road, close to the ringroad junction and the Old Market Shopping Centre, both of which are just to the north. To the south of the premises is Maylord Orchards Shopping Centre and High Town and the majority of amenities and facilities available within the city centre are within relatively easy reach.

Widemarsh Street itself forms a pedestrian link between the two main shopping areas of Hereford and nearby occupiers include the Cosy Club, Neil Powell Butchers, the Dogs Trust etc amongst others.

Description The subject property comprises a Grade II Listed four storey mid terraced building situated in a parade of similarly styled premises. 38 Widemarsh Street has been extended by means of a single storey extension to the rear and is situated on a small plot.

Internally the property has extensive accommodation and has been in use for retail and office purposes at ground floor level, whilst the upper floors have been used for offices, beautician' premises together with a tattoo parlour in the past. The upper floor offices have electric heating and there is a cloakroom facility at second floor level together with a kitchenette. A further cloakroom/wc is situated on the ground floor of the building. There is a cellar approached from the front retail area, but this is suitable for rough storage only. There is a small courtyard to the rear together with an escape route to the Maylord Orchards service area at the back of the property.

Accommodation The approximate measured area on a net internal basis is as follows:

	Sqm	Sqft
Ground floor – front retail area and 2 further rooms/offices	42.04	451
First floor – 2 large offices/rooms	45.00	485
Second floor – 3 offices/rooms	37.65	405
Third floor – 2 attic rooms	37.26	401
Total	161.95	1,742

Please note the cellar has not been measured because it is suitable for rough storage only and we have not measured the cloakrooms either for the purpose of net internal area.

Terms The premises are available to let on a new repairing and insuring lease on competitive terms at an initial rental of £16,750 per annum. The landlord will consider requests for the ability to sub let the upper floor areas favourably.

VAT We understand that VAT is not payable on the rent.

Services	The subject premises benefit from mains services, water and drainage although we do not believe gas is connected to the property.
Business Rates	The premises are currently assessed in the 2017 Rating List as Shop & Premises with a Rateable Value of £7,700 and we believe the first floor is separately rated at £4,800 at the current time. Some clarification is likely to be needed in respect of the Business Rates payable for the premises.
Legal Costs	Each party is to be responsible for their own legal costs incurred in the transaction.
Viewing	By appointment with the agents: Sunderlands LLP 5a St Peter's Square, Hereford HR1 2PG Tel: 01432 276202 Email: t.reed@sunderlands.co.uk Or james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 13 August 2020.