



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 1, 50 HOLMER ROAD HEREFORD HR4 9BD



**HIGHLY PROMINENT TRADE COUNTER/QUASI RETAIL UNIT
SITUATED ON A BUSY, ESTABLISHED ROADSIDE LOCATION**

- **340sqm (3,660sqft)**
- **Ample car parking**
- **Modern, good quality unit**
- **Suitable for a variety of different uses and tenants**

AVAILABLE TO LET

Location	Unit 1 is situated on the eastern side of Holmer Road/A49 around ½ mile north of Hereford city centre and its associated amenities. On the same development is Topps Tiles and the Dulux Decorator Centre, in addition to which Tile Giant and B&Q are close by. Other occupiers within the immediate vicinity include Hobbycraft, Dunelm, Halfords and Benson Beds.
Description	<p>The subject property comprises an end terraced, modern commercial building of steel portal frame construction clad in brickwork/composite insulated cladding and with feature canopy porch over the glazed entrance, to the side of which is an electrically operated roller shutter door.</p> <p>Internally there is a reception/counter area off which are gents and ladies/disabled wc facilities and there is also a kitchenette within the premises. Otherwise there is large, open span accommodation with a minimum eaves height of 6.6m and therefore is ample room for the provision of a mezzanine along the full length of the building.</p> <p>The property has strip lighting and sodium lighting which is augmented by roof lights, painted blockwork walls and good quality sectional concrete floor.</p>
Accommodation	Ground floor – counter and main retail area – 340sqm (3,660sqft)
Business Rates	The property is currently assessed in the 2015 Rating List at a Rateable Value of £29,000. We believe this figure could be reduced because it takes into account a mezzanine floor that has been removed from the building.
Services	We understand that mains water, electricity (three phase) and drainage are connected. Gas is available to the property but there is no meter present currently.
Terms	The property is available to let on a new full repairing and insuring lease for a 10 year term at a rental of £32,500 per annum exclusive.
VAT	We understand that VAT is chargeable on the rent.
Service Charge	An estimate of the annual service charge is available from the agents.
Legal Costs	Each side to be responsible for their own legal costs in the matter.
Viewing	<p>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</p>

The information in these particulars has been prepared as at 22 June 2018.