



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

36 AUBREY STREET HEREFORD HR4 0BU



WELL SITUATED RETAIL PREMISES IN CONVENIENT CENTRAL
LOCATION CLOSE TO HEREFORD CITY CENTRE AND ITS AMENITIES

- **Excellent frontage onto Aubrey Street**
- **Close to Hereford city centre**
- **Total retail area 39.08 sqm (421sqft)**
- **Popular destination**

TO LET
£8,825 pax

Location 36 Aubrey Street is situated on the western side of Aubrey Street itself with retailers in the immediate vicinity including The Book Shop, The Burger Shop, Ascari's and the Green Dragon Hotel.

Aubrey Street itself is close to both High Town and the Old Market beyond, together with the main business district which is focused around Broad Street, King Street and Bridge Street.

Description The premises provide a ground floor retail unit with good display frontage, retail area and is currently arranged so as to create some ancillary space towards the rear. The staircase serves an upper floor cloakroom/wc facility and storage room.

Accommodation The property has been measured on a net internal area basis as follows:

	Sqm	Sqft
Ground floor retail area	39.08	421
First floor – storage	4.49	48
	43.57	469

Terms The premises are available to let on effectively full repairing and insuring terms at a rental of £8,825 per annum exclusive.

A service charge is payable on a proportionate basis.

VAT The rent and service charge are quoted exclusive of VAT.

Services We understand that mains water, electricity and drainage are connected and that mains gas is available nearby.

Business Rates The premises are assessed in the 2017 Rating List as Shop & Premises with a Rateable Value of £3,700. Qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Legal Costs The landlord will require a contribution towards legal costs incurred in this transaction.

Viewing By appointment with the agents:
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The information in these particulars has been prepared as at 19 June 2020.