



PRIME SHOP TO LET

## HEREFORD

UNITS 5/6 OLD MARKET  
SUBJECT TO VACANT POSSESSION

### DESCRIPTION

Old Market is a 310,000 sq. ft. open air retail and leisure development in the heart of Hereford City Centre, boasting annual footfall of 6.5 million. The scheme is anchored by **Debenhams** with key tenants including **Next, H&M, Jack Wills** and **Waitrose**, supported by 1,016 car parking spaces.

The subject premises are adjacent to **Outfit** and **Jack Wills** opposite **Tiger, Clarks** and **Fat Face**.

Please refer to the attached copy of the street traders plan highlighting it's location.

### ACCOMMODATION

The premises are arranged over ground and first floors providing the following approximate areas:

<b>Internal Width</b>	42 ft 6 ins	(12.95 m)
<b>Ground Floor GIA</b>	6,811 sq. ft.	(633 sq. m)
<b>First Floor Ancillary</b>	2,473 sq. ft.	(230 sq. m)

### LEASE

The premises are available subject to vacant possession on a new effective full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the 5<sup>th</sup> anniversary. The lease is to be contracted outside of the security provisions of the Landlord & Tenant Act 1954.

### RENT

## £185,000

per annum exclusive.

### SERVICE CHARGE

The current service charge for the current financial year is approximately £44,608.

### BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value:</b>	£170,000
<b>Rates Payable (18/19):</b>	£83,810

This figure is an estimate and cannot be relied upon. Interested parties are advised to make their own enquiries with the local authority.

### EPC

The property has an EPC rating of B 35. A full report is available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

### VIEWING

The premises are available subject to vacant possession and strictly by appointment through joint agents, **Green & Partners**, contacting:

**Matt Beardall** 020 7659 4836  
matt.beardall@greenpartners.co.uk

**Paul Cooper** 020 7659 4838  
paul.cooper@greenpartners.co.uk

Or, via joint agents, **Cushman & Wakefield**, contacting:

**Michaela Dakin** 020 7152 5546

*Subject To Contract*

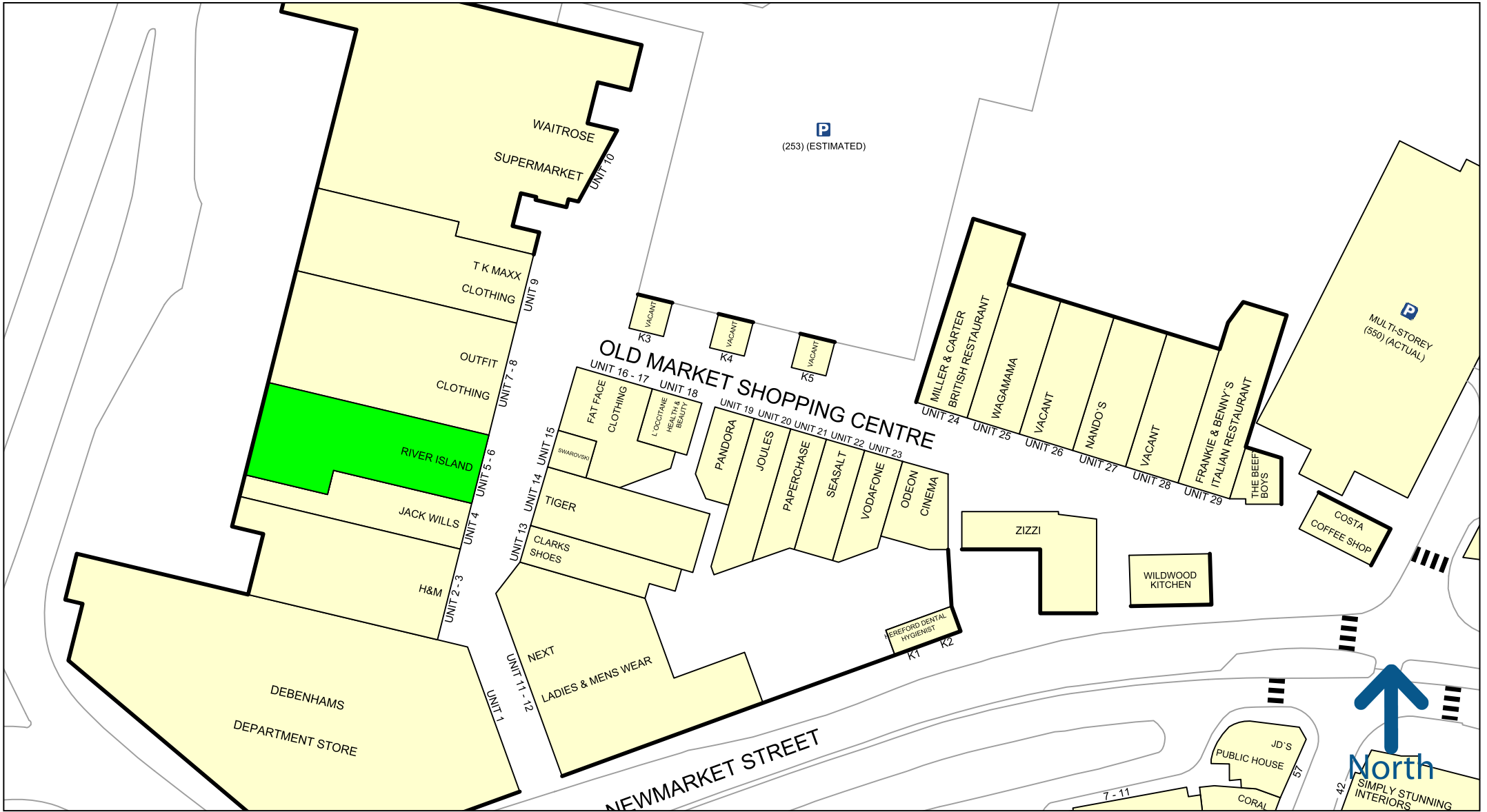
020 7659 4848

greenandpartners.co.uk

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Green & Partners is the trading name of Green & Partners LLP.  
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Experian Goad Plan Created: 20/02/2019  
Created By: Green and Partners



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