

SHOP TO LET (FORMER ICELAND)

HEREFORD - 25 Eign Gate, HR4 0AB

Mason
Partners



Location

Strong secondary location with good footfall, adjacent to Superdrug.

Description

Ground floor unit with full cover storage accessed via goods lift. Rear servicing.

Accommodation

Ground Floor	4,735 sq.ft. (439.88 sq.m.)
First Floor	4,735 sq.ft. (439.88 sq.m.)
TOTAL	9,470 sq.ft. (879.76 sq.m.)

Terms

Available by way of a new full repairing and insuring under lease for a term of years to be agreed, up to June 2027.

Rent

Offers invited.

Business Rates

Rateable Value £34,000 (from 01/04/2023)

Interested parties are advised to make their own enquiries with the local council to verify this information.

Service Charge

Nil.

EPC

The premises have a B40 rating.

Legal Costs

Each party to bear their own costs in respect of all legal documentation produced in any transaction.

Viewing

Mathew Green 0151 225 0109 mathewgreen@masonpartners.com
Or Via Our Joint Agents Sunderlands Commercial 01432 356161

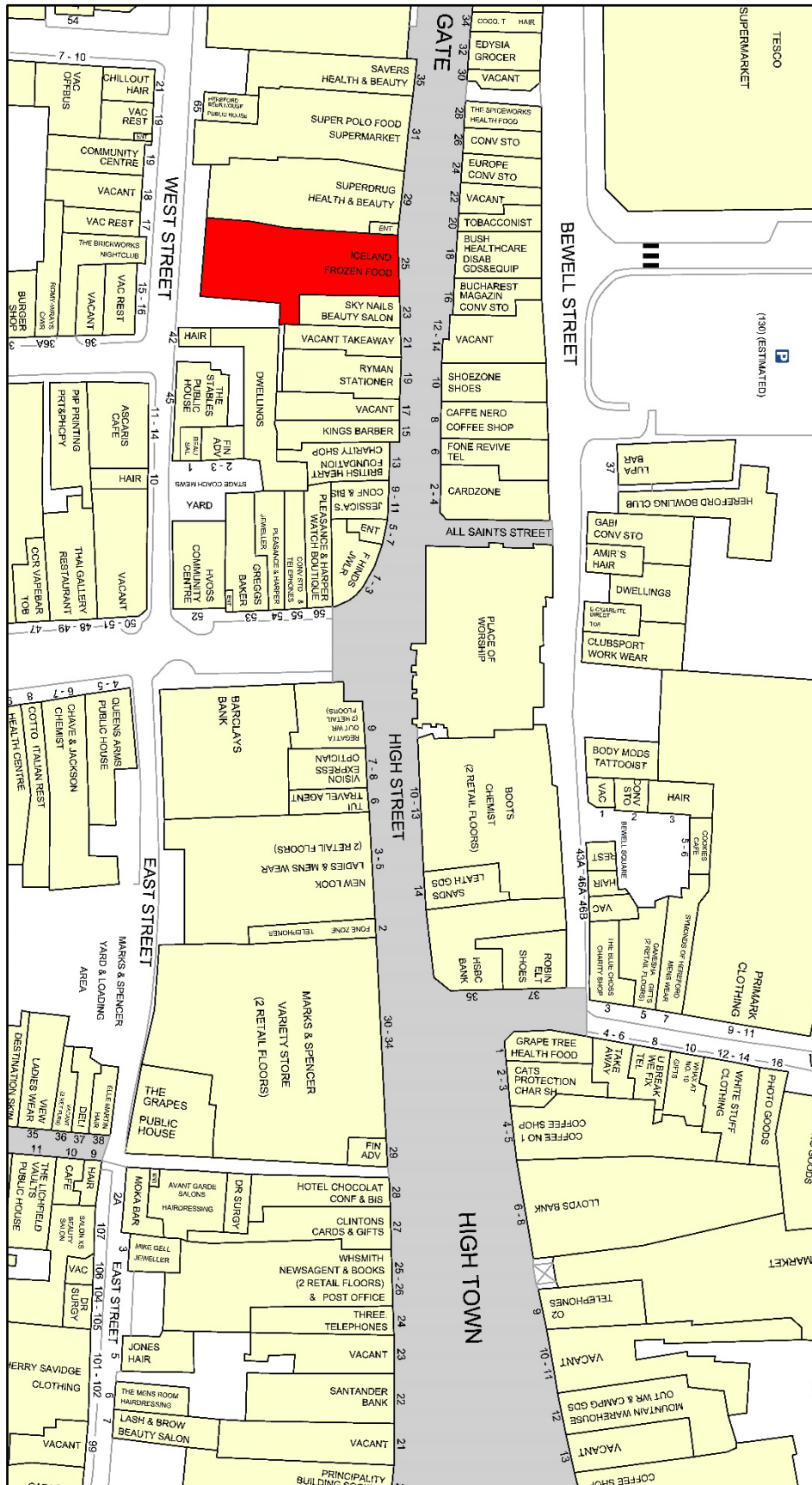
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masonpartners.com

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