

CLASS E OPPORTUNITY HEREFORD UNIT 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. Key tenants include **Next**, **H&M**, **TK Maxx**, **Mountain Warehouse**, **Fat Face**, **Pandora** and **Waitrose**.

Old Market's leisure provision is anchored by an **Odeon Cinema** with notable occupiers including **Wagamama**, **Miller & Carter**, **Nando's** and **The Beefy Boys**. The scheme is supported by 1,016 car parking spaces, which serves as the main car park in the City.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

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

Ground Floor	6,792 sq. ft.	(630.99 sq. m)
First Floor	2,669 sq. ft.	(247.95 sq. m)
Total	9,461 sq. ft.	(878.95 sq. m)

Lease

The premises are available subject to vacant possession on new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£125,000

per annum exclusive.

Subject to Contract



Service Charge

The current service charge for the financial year is £56,977 per annum.

Business Rates

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

Rateable Value	£84,500
UBR (25/26)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall **07912 746923**
matt.beardall@greenpartners.co.uk

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

