

RETAIL

HAWKINS BAZAAR

RETAIL

EXISTING LEASE AVAILABLE

UNIT 7, 3 TRINITY SQUARE, MAYLORD SHOPPING CENTRE, HEREFORD, HR1 2DT

GROUND FLOOR SALES AREA: 133.69 SQ M - 1,439 SQ FT

LOCATION

The premises occupy a prime trading position in the Maylord Shopping Centre fronting Trinity Square. Nearby occupiers include Bodycare, Wilko and Sports Direct.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:-

Ground Floor Sales: 133.69 m² (1,439 ft²)
First Floor: 143.29 m² (1,542 ft²)

CONTACT

Carter Jonas LLP
Clifton Heights, Triangle West,
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carterjonas.co.uk/commercial

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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UNIT 7, 3 TRINITY SQUARE MAYLORD SHOPPING CENTRE

RENT

£40,000 per annum exclusive.

LEASE

Available on an existing lease to expire on 29th August 2026 with a tenant break option and rent review at the 5th year.

SERVICE CHARGE

Details available on request.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value £44,250

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk

LEGAL COSTS

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

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

Details available upon request.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Carter Jonas
Clifton Heights, Triangle West, Clifton, Bristol, BS8 1EJ

Tel: 0117 922 1222

Steve Cullis steve.cullis@carterjonas.co.uk or
Stuart Williams stuart.williams@carterjonas.co.uk at this office.

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

SUBJECT TO CONTRACT AUGUST 2018
(Updated May 2019)

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