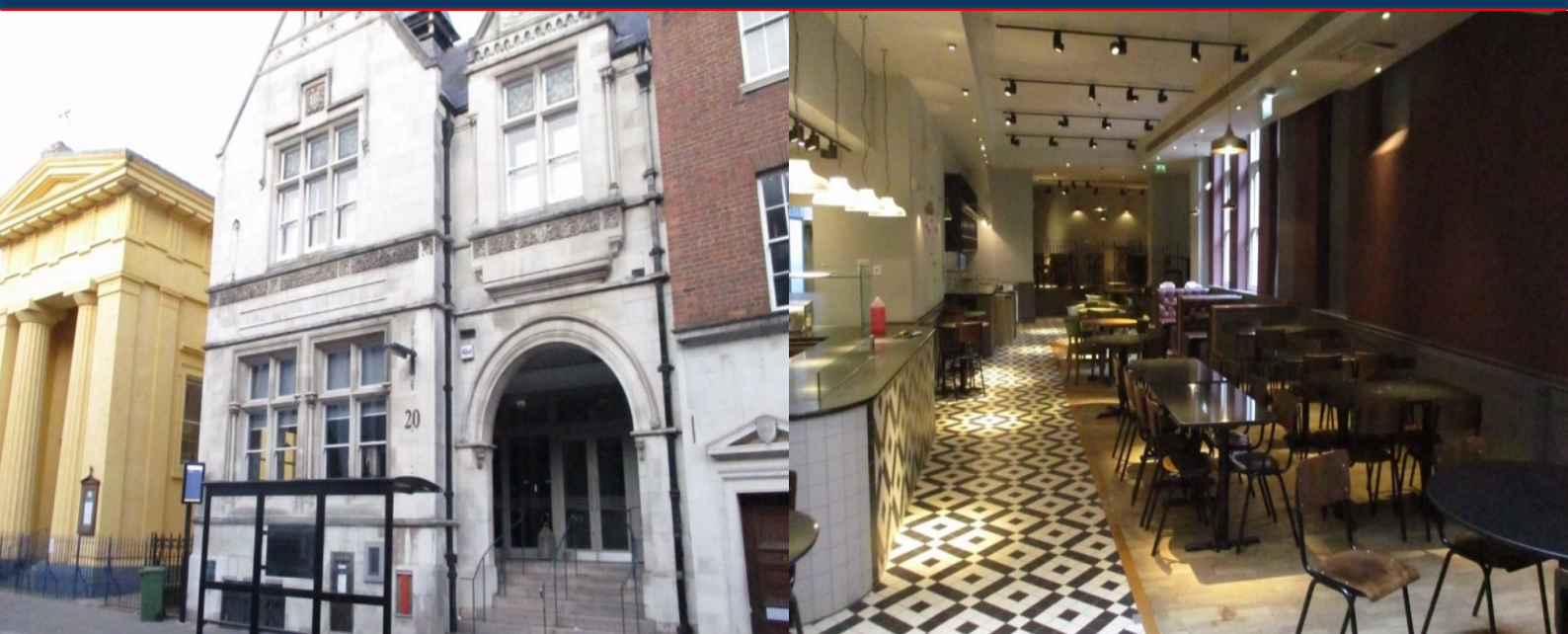


Fully Fitted Former Pizza Express to Let

20 Broad Street, Hereford HR4 9AR



Location

Very prominently located on Broad Street adjacent to Hereford Cathedral in a highly sought after central location.

Description

The unit sits within a grade II listed building arranged over two levels. The ground floor comprises of a large customer seating and servery area which has been fitted to a high standard. In addition there is a large basement area for storage.

Accommodation

The unit comprises of the following gross internal areas;

Ground Floor —3,307

Basement—1,394

Total—4,701

Planning

The unit currently benefits from A3 (retail) consent, which now falls under use class E. We expect strong interest from food & beverage operators operating under Class E.

Rent

On application

Terms

The unit is available on a new effectively full repairing and insuring lease for a term of years to be agreed,.

Rates

The Valuation Office Agency has assessed the unit as having a Rateable Value of £42,000. We would advise interested parties to speak with Leeds Council for further information.

VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

Viewing

Strictly by appointment through the sole letting agents:

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