



## Location

Hereford City Centre  
HR1 2AA

# 16 High Town.

## Type

Retail Space  
95 sq.m (1024 sq.ft)

A stunning retail development in the heart of an historic town centre.

## Guide Price

Rent - £60,000 per annum exc.

16 High Town is adjacent to Booth Passageway, which leads to The Booth Hall public house. The developers Elevate Property Group have reinstated the fire damaged passageway which will continue to be used after the redevelopment is completed.

The newly developed retail unit has internal dimensions of 13 m (42 ft) x 7 m (23 ft) with an external frontage of 7.3 m to High Town providing the ideal retail space, being mainly Zones A & B,

with a new shop front. A vaulted interior with steel frame forming 95 sq.m (1024 sq.ft) and there is a Fire Door from the rear of the shop.

The retail unit has the benefit of being new build, thus limiting the possibility of any future dilapidations for occupiers thinking of moving to a more standard shaped shop, within a City of ancient Listed Buildings.



## Enquiries

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Viewings by appointment only.

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Hereford is a Cathedral city and county town of Herefordshire. The immediate population is 59,000 people and the county wide population includes towns such as Hay-on-Wye, Ludlow, Leominster, Ross-on-Wye, Monmouth and Ledbury, over 250,000 people, that regularly travel into Hereford for retail and leisure activities.

Hereford is situated on the north side of the River Wye, approximately, 17 miles east of the Welsh Border, 24 miles south west of Worcester and 23 miles northwest of Gloucester. Herefordshire is an unspoilt county with areas of outstanding beauty.

## Services & Legals

All mains services will be connected gas, water and drainage, electricity.

Each parties will be responsible for their own legal costs.  
This property will attract VAT on the lease rent.



## Business Rates

The Valuation Office Agency will re-value for Business rates purposes.



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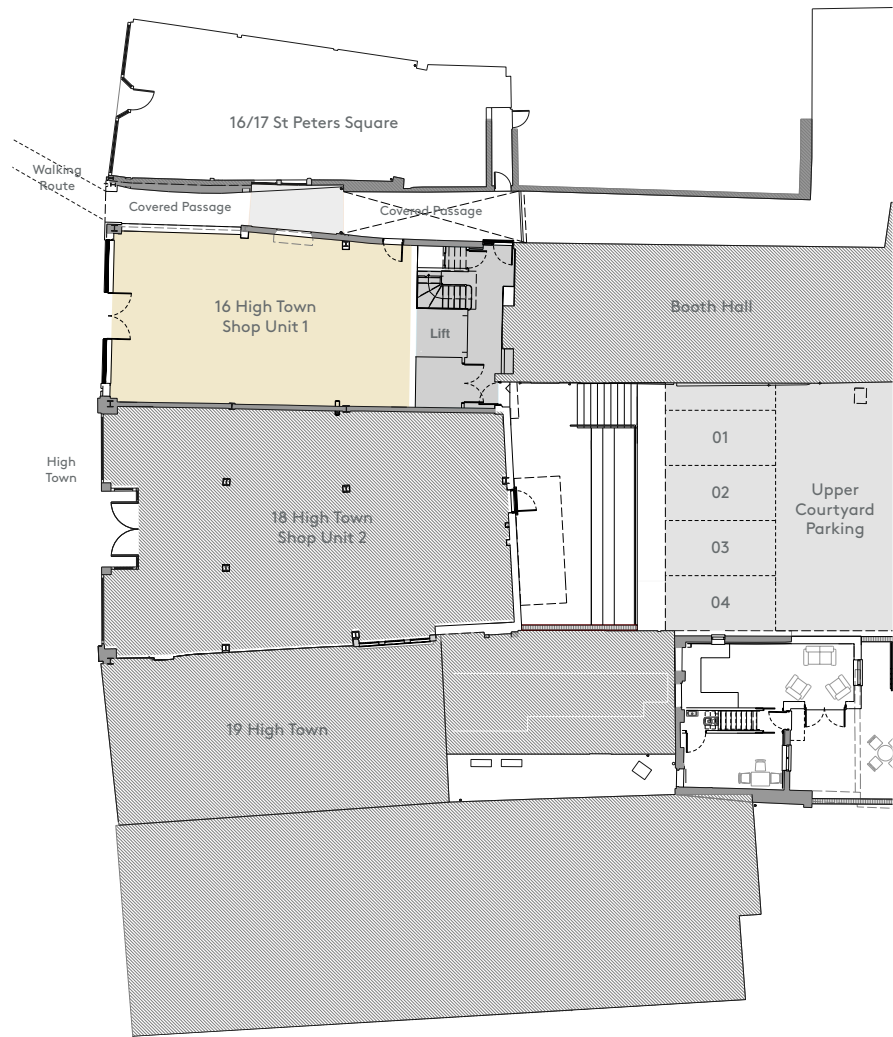
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## Site Plan



## Agent Notes

The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties: statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

These particulars are prepared for the guidance only of prospective purchasers, or lessees. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs), is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any moveable contents, fixtures and fittings (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any moveable contents or include them in any offer for the property, the buyer cannot in any respect imply such inclusions from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulations or other consents and these matters must be verified by an intending purchaser. The information given in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Arkwright Owens has not tested apparatus, equipment, fittings, or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. The photograph may have been taken with the use of a wide-angle or zoom lens. All room sizes are approximate and if measured into a recess then this is indicated. The property is sold in the foregoing particulars. Any item not mentioned herein is specifically excluded. Revised 16/02/19 JTJO

## Vendors

Elevate Property Group

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