



103-104 East Street

Hereford, , HR1 2LW

- Central City Location
- Frontage onto East Street
- EPC Rating E
- Ground Floor
- Terms of Lease Negotiable
- Available For Immediate Occupation
Subject To Lease Agreement

£9,000 P.A



Accommodation to let includes the reception porch, retail area / front office and cellar area.

Reception Porch

With wrought iron gate to front, lighting and tiled flooring. Door leading off to the right opens into the retail area / front office and door ahead opens into entrance hallway.

Reception Room

22'5" x 12'10" (6.84m x 3.93m)

Two large windows to front providing ideal space for window displays and providing natural light to the room. Having various power points, wall mounted fire alarm control panel, lighting, timber flooring and staircase leading down to cellar.

Cellar Area

13'6" max x 13'0" max (4.12m max x 3.97m max)

Accessed from a staircase off the retail area. The storage / cellar area offers power and lighting along with having a separate WC and wash hand basin present. This useful area provides additional storage space / stock area.

Services

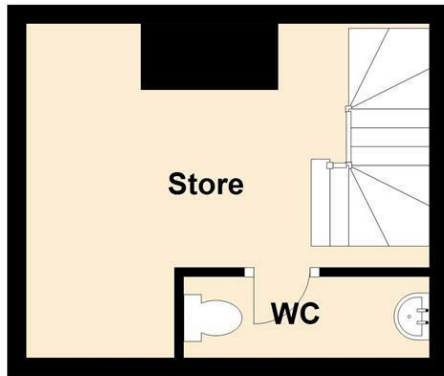
Mains electricity, drainage and water are connected to the property.

Rateable Value

The area registered within the Valuation Office website is 91.26m² with a £335.00 per m² cost making the total rateable value payable of £8800.00.

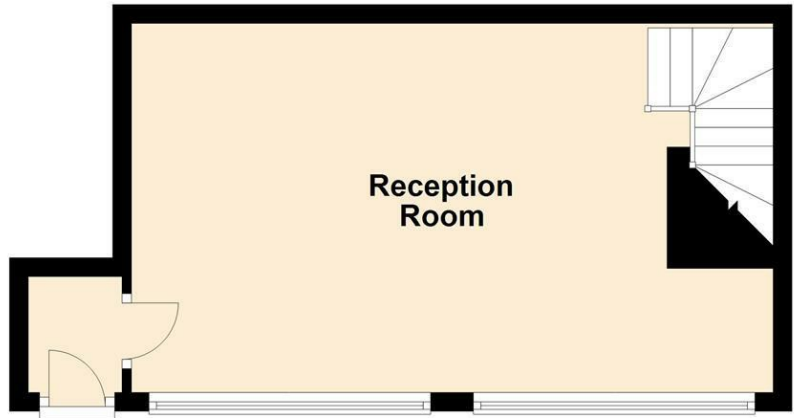
Basement

Approx. 174.8 sq. feet



Ground Floor

Approx. 304.0 sq. feet



Total area: approx. 478.8 sq. feet

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.



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property

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