

58 COMMERCIAL ROAD

HEREFORD, HR1 2BP

ATTRACTIVE PUBLIC HOUSE AVAILABLE BY WAY OF A NEW FREE OF TIE LEASE





JACOBS COURT

YATES

ALL DAY LONG

MUNCHIES
PIZZA - CHICKEN

SOHO

savills

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HIGHLIGHTS INCLUDE:

- Attractive public house close to Hereford City Centre
- Located on Commercial Road comprising a mix of national and independent operators
- GIA approximately 6,238 Sq Ft (580 Sq M)
- Trading area at ground floor with central bar servery
- Good sized trade garden
- 2am alcohol licence
- Rental offers invited in excess of £70,000 per annum plus VAT

LOCATION

Hereford is a cathedral city, located 23 miles north west of Gloucester and 23 miles south west of Worcester. Hereford has a population of approximately 192,000 residents. The city is hugged by the River Wye and is well known for its golden-stone cathedral. The city provides excellent train links from Hereford to Worcester (44 minutes) and Cardiff (just over 1 hour).

58 Commercial Road fronts the busy Commercial Street with nearby occupiers including The Kings Fee (JD Wetherspoon) and Hogarths (Amber Taverns) along a mix of national and independent operators.

DESCRIPTION

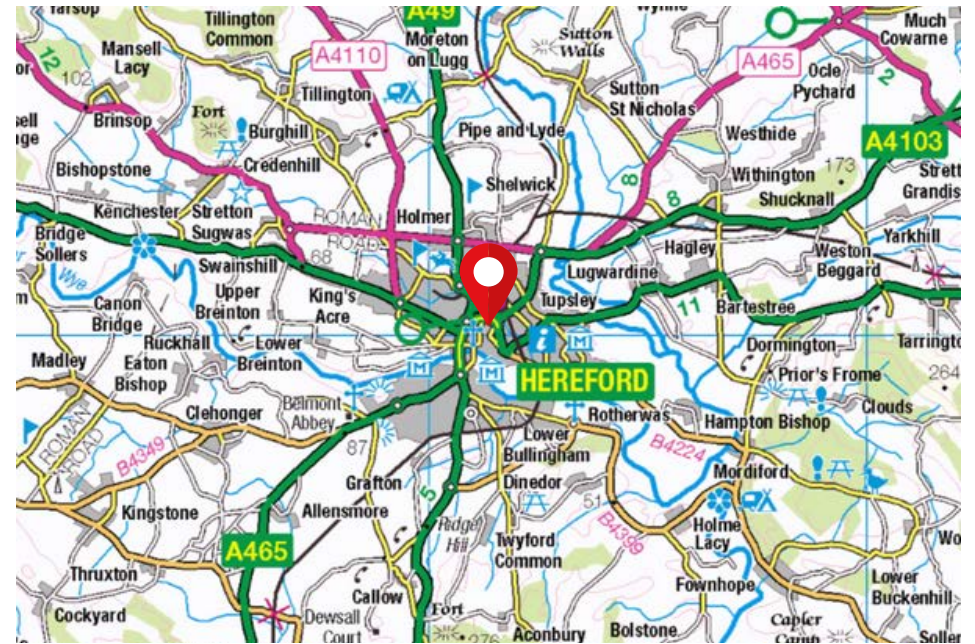
The property is arranged over basement, ground and first floors.

Ground Floor: Open plan trading area with central bar servery and seating on loose tables, chairs and bench seating for approximately 130 customers along with a dance area and DJ booth. Ancillary areas comprise a disabled WC to the rear.

Basement: Cellar and a number of stores.

First Floor: Trade kitchen, office, customers WC's and managers accommodation comprising a living room with kitchen and a double bedroom with en-suite.

Externally: To the rear of the property is a trade garden with bench seating for approximately 62 customers and car parking for circa 4 vehicles (accessed just off Kyrle Street).



FLOOR AREAS

The property has the following approximate gross internal floor areas;

	Sq M	Sq Ft
Basement	Not measured	Not measured
Ground Floor	333	3,582
First Floor	247	2,656
Total	580	6,238

TENURE & TERMS

Offers in excess of £70,000 per annum are invited for a new free of tie lease on terms to be agreed.

PREMISES LICENCE

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003. The premises are permitted to sell alcohol daily from 08:00 to 02:00

TRADING

The premises are currently open and trading.

RATEABLE VALUE

2023 Rateable Value - £58,000

EPC

D-95.

PLANNING

We understand the property is not listed but is located within the County of Herefordshire Conservation Area.



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FIXTURES AND FITTINGS

The letting of the property will not include trade fixtures and fittings which are in the ownership of the current Lessor. Any branded or leased items and any items owned by third parties will be excluded.

VAT

VAT will be applicable on the rent.

VIEWINGS

Interested parties are asked to undertake a discrete customer visit in the first instance however, no direct approach should be made to any of the occupational staff. Formal viewings to be arranged via the sole letting agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective tenants. Prospective tenants will need to provide proof of identity and residence.



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