



Second Floor Front Office 12 Castle Street Hereford HR1 2NL

Annual Rental Of £3,800

- Second floor front office approx. 296 sq.ft
- Attractive Grade II Listed property
- Overlooking Castle Street
- Gas central heating
- Door Entry Phone System
- Communal kitchen, WC's & Garden

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This excellent second floor front office forms one of 7 offices within an imposing Grade II Listed Period property, all occupied by professional people, located just a short distance from Hereford Cathedral and the City centre, near to Hereford's main business district.

The office is available for a minimum of 12 months and 3 months written notice is required thereafter, if the tenant wishes to terminate the Licence.

The office will be available from January 2021 and comprises the following:

Ground floor

Door Entry Phone System

Communal Hall

With staircase via the first floor landing to the

Second floor landing

Central smoke alarm system and emergency lighting.

Front Office

With two windows to the front, two radiators, feature fireplace surround and a storage cupboard. There is a communal kitchen and ladies and gent's WC's.

Outside

Communal garden area. Castle Street operates a Residents Parking Permit Scheme and a meter system with parking for up to 2 hours.

Rent

£950.00 per quarter (to include heat, light, cleaning and maintenance of common areas).

General information

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Business Rates – it is anticipated that all users would qualify for Small Business Rates Relief, but applicants must satisfy themselves as to the availability and, if payable, will be the responsibility of the Tenant.

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

These particulars are prepared for the guidance only of prospective purchasers. 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.

Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract.

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Any movable 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 movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars.

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