



7 & 9 Maylord Street, Hereford, HR1 2DS

£20,000 P.A

**jackson**  
property

- **Prominent City Centre Commercial Unit**
- **Set of 3 Floors with 1300 sq ft of space**
- **Bathroom & Kitchen Areas**
- **Potential to create independant spaces**

## Location

Located within the heart of Hereford City Centre on Maylord Street, giving great access to the Old Market, Maylord parking, local restaurants and shopping centre.

## Description

The premises provides large retail space, with substantial areas over 3 floors. Access to the ground floor open space is from both directly off the high street with large window frontage, along with additional side passage door with steps to the first floor. Off the retail ground floor space is access to the cellar.

The first floor is currently laid out as an open plan retail space, kitchen area and separate office room. To the second floor are 2 further offices, additional larger kitchen area and bathroom, giving great live in accommodation potential (subject to planning).

The space has previously been used as a hairdressers and beauty salon.

## Terms, Rates and Services

The premises are available to suitable tenants on the basis of £22,500 per annum. With potential incentives to the right tenants.

**Business Rates:** The premises are assessed in the April 2023 ratings list as Hairdressing salon and premises with a rateable value of £9,000. This would allow qualifying tenants to achieve maximum small business rates relief.

**Services:** All services available, any incoming tenants should liaise with providers for ongoing costs.

## Legal Costs

Each party is responsible for their own legal costs with gaining and registering a lease.







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(11-38) <b>F</b>		(11-38) <b>F</b>	
(1-10) <b>G</b>		(1-10) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.