

# Arkwright Owens

CHARTERED SURVEYORS

Berrington House  
2 St. Nicholas Street  
Hereford HR4 0BQ  
Fax: (01432) 279968  
Email: [arkwrightowens@btinternet.com](mailto:arkwrightowens@btinternet.com)

**01432 267213**

**17 ST.PETERS STREET  
HEREFORD CITY**



**RETAIL PREMISES OF 84 SQ.M (900 SQ.FT) ON THE GROUND FLOOR & TWO UPPER FLOORS  
WITH PLANNING CONSENT FOR TWO RESIDENTIAL TWO BEDROOM APARTMENTS**

**£47,000 PER ANNUM EXCLUSIVE / FREEHOLD AVAILABLE**

**VIEWING BY APPOINTMENT ONLY—CONTACT: 01432 267213**

**[herefordshireproperty.COM](http://herefordshireproperty.COM) [worcestershireproperty.COM](http://worcestershireproperty.COM) [monmouthshireproperty.COM](http://monmouthshireproperty.COM) [powysproperty.COM](http://powysproperty.COM)**

NOTE: 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.

## LOCATION

The property fronts St. Peter's Street, on the south eastern fringe of High Town adjacent to the now reinstated Booth Passageway which leads to The Booth Hall Restaurant and access to the 18 dwellings which form part of Alban House. The property is within a tourist hot spot within close proximity of the most photographed building in Hereford called The Old House built in 1629. Hereford is a Cathedral City with a population of 54,000 people and is 24 miles south west of Worcester and 23 miles north west of Gloucester. The property is situated in a busy pedestrianized trading location close to the Bus stops of St. Peter's Square, and on the way to WH Smiths where the Post Office is now located.

## DESCRIPTION

A double height retail premises in St. Peter's Street, with a basement below the ground floor sales area and two upper floors. A Grade II Listed Building with lattice leaded shop windows at first floor and a timber framed building. There is a basement, which has stone pillars and recesses, a ground floor sales area with stairs to the first floor sales area, kitchenette and WC. There are stairs to the first floor from ground and separate rear access to second floor with two kitchens and toilets at first floor. There is a means of escape fire access into The Booth Hall Passageway. 17 St Peter's Street, was leased to the mobile company called "Phones4u", before it was damaged in the fire on 22<sup>nd</sup> October 2010. 17 St. Peter's Street has been reinstated and is in excellent order. Viewing is highly recommended.

## TO LET ON LEASE

The property is available to let on lease for a minimum of 10 years lease full repairing and insuring lease subject to 5 yearly upwards only rent reviews. The retail has Planning for Coffee Shop – A3 or A1 retail.

## RENTAL/FOR SALE

Offers are invited in the region of £47,000 per annum exclusive of rates and VAT, if applicable. Freehold by negotiation.

## ACCOMMODATION

SHOP INTERNAL WIDTH	6.6m (21'ft 8")
SHOP DEPTH	15.75m (51')
GROUND FLOOR SALES	77.9 sq.m (839 sq.ft)
Access to FIRST FLOOR VIA STAIR CASE	
FIRST FLOOR SALES / STORAGE	80.7 sq.m (869 sq.ft)
SECOND FLOOR STORAGE	61.2 sq.m (659 sq.ft)
BASEMENT	

The cellar is accessible from the shop via a hatch.

## BUSINESS RATES

The current Rateable Value of the Shop & Premises is £35,500, with the amount payable as 0.48 x £35,500. about £17,040. There may be transitional relief by contacting the Business Rates Team Tel: 01432 260373.

## LEGAL COSTS

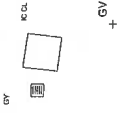
Each party to be responsible for their own costs.

## VIEWINGS

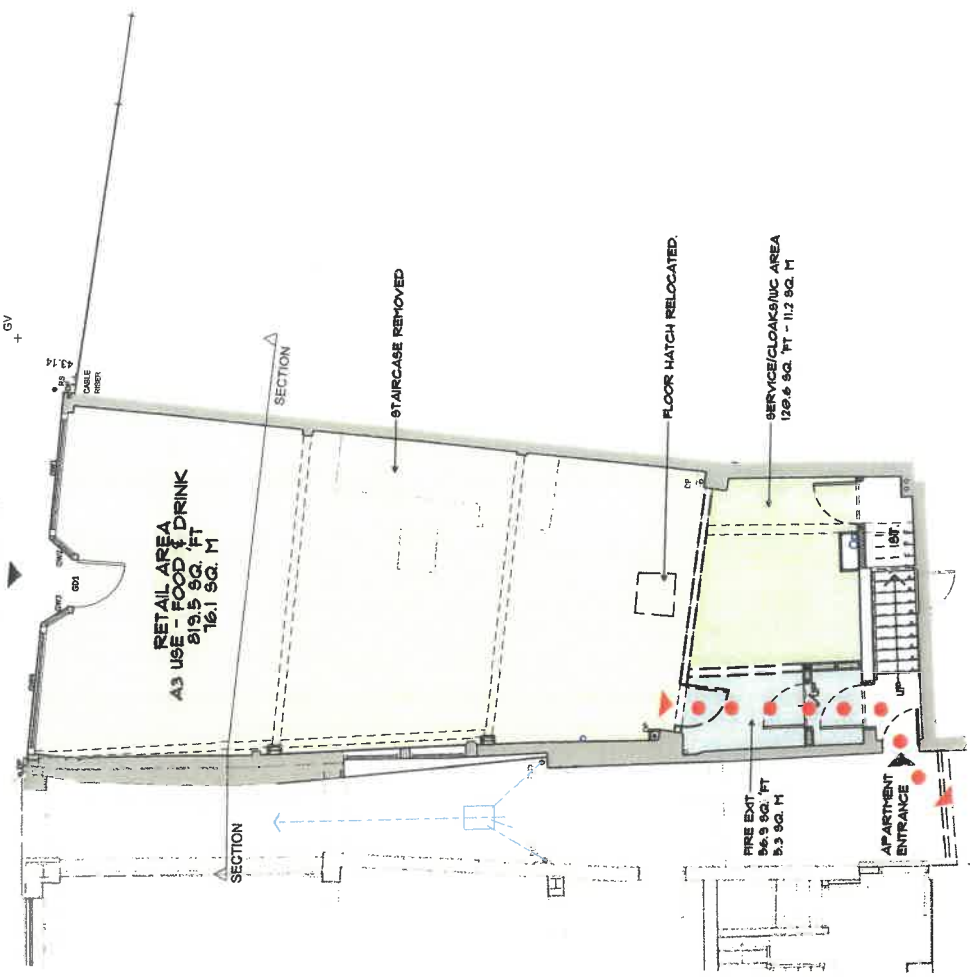
Viewings are strictly by appointment through local agents Arkwright Owens, acting as Sole agent with sole selling and Letting rights- Telephone (01432) 267213 or Julian Owens 07855 744821; Email: [arkwrightowens@btinternet.com](mailto:arkwrightowens@btinternet.com)

## AGENTS NOTE

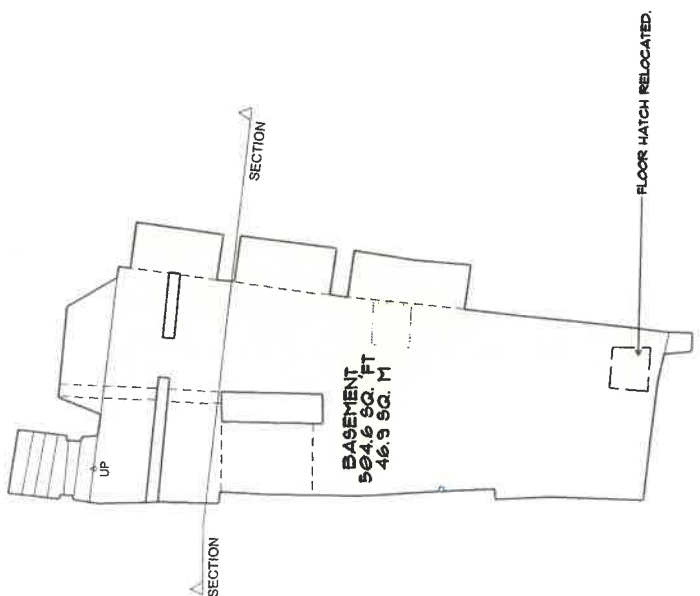
These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs), is given in good faith but should not be relied upon as being a statement or representation of fact. 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 29/01/20 JJJO



MAIN RETAIL ENTRANCE



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN

DATE	DEC 18	DRAWN BY	CE
SCALE @ A3	1:100	CHECKED BY	CU
DO NOT SCALE FROM THIS DRAWING		REVISIONS	
DRAWING NO.	1219-02		

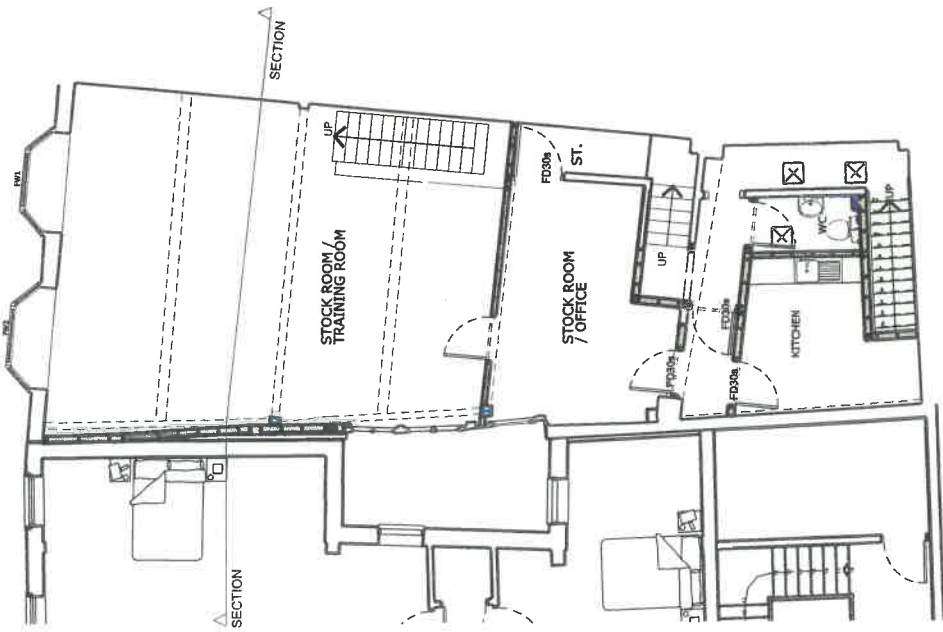
MR NAYAR  
17 ST PETER'S STREET, HEREFORD

PROPOSED BASEMENT & GROUND FLOOR PLANS

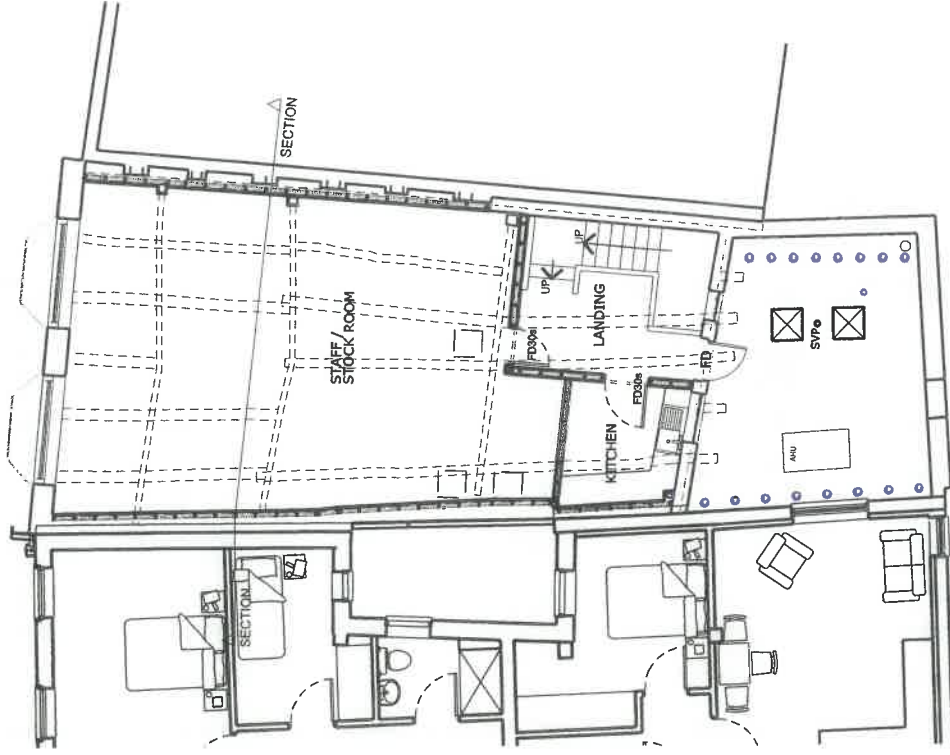
hookmason architecture

Hook Mason Limited  
Studio 2, Thom Office Centre  
Rotherwas, Hereford  
HR2 8UT

t. 01432 352299  
f. 01432 352272  
e. info@hookmason.co.uk  
w. hookmason.co.uk



FIRST FLOOR PLAN A1

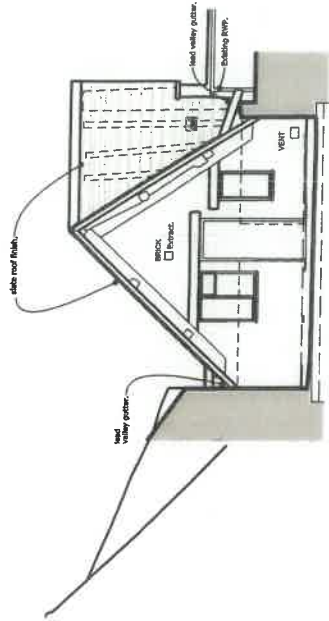
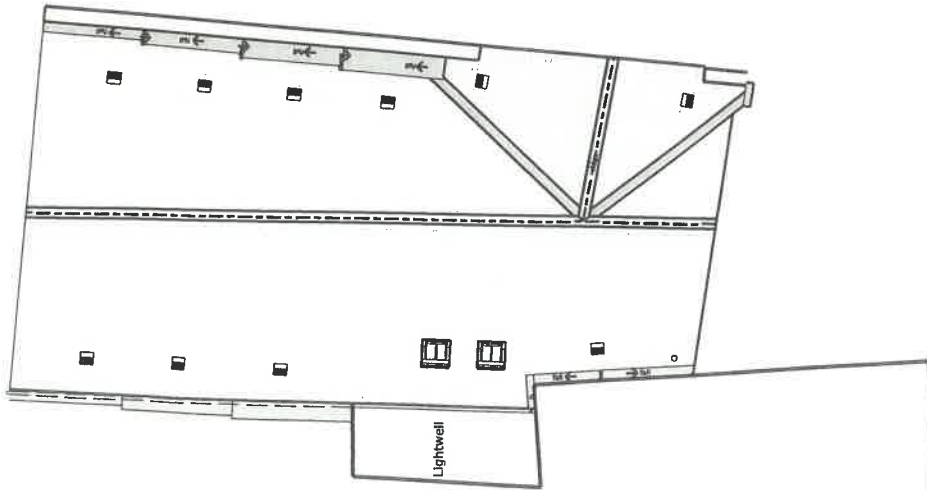


SECOND FLOOR PLAN A1

MR RO NATAR  
 17 ST PETER'S STREET, HEREFORD  
 EXISTING FIRST AND SECOND FLOOR PLANS

DATE DEC 18 DRAWN BY CE  
 SCALE @ A3 1:100 CHECKED BY CU  
 DO NOT SCALE FROM THIS DRAWING  
 DRAWING NO. T219-06 REVISIONS





REAR ELEVATION (SOUTH)

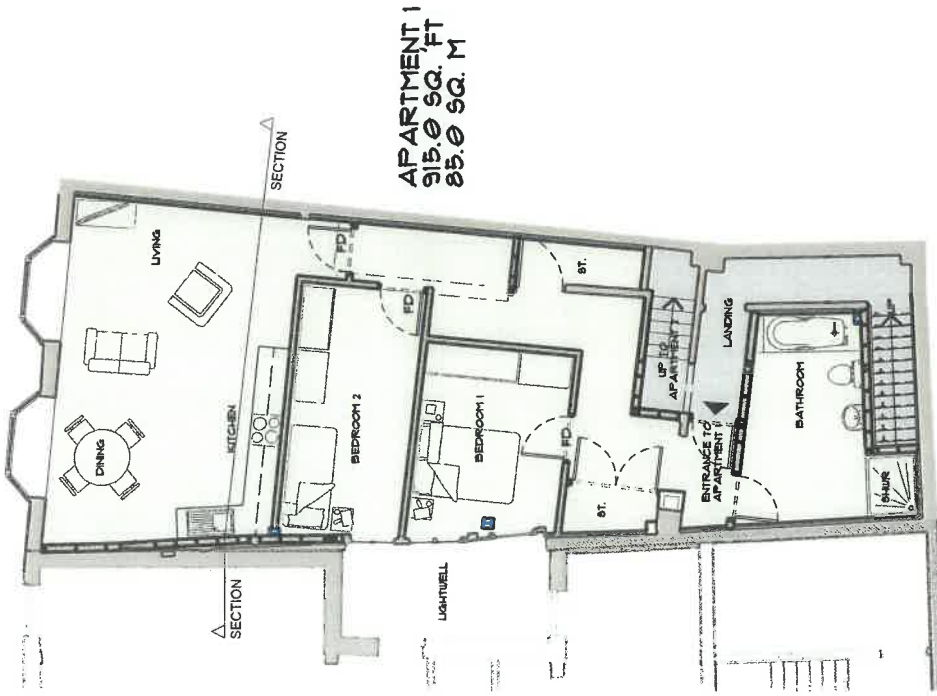


DATUM 40.00m

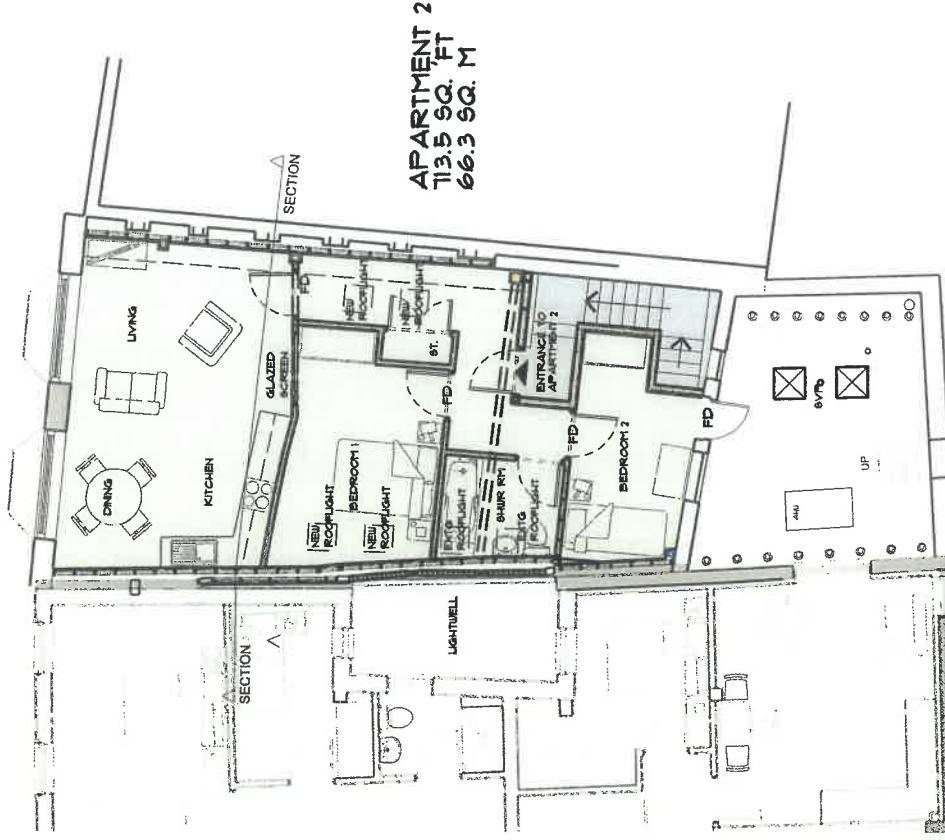
ROOF PLAN

MR RO NAYAR  
17 ST PETER'S STREET, HEREFORD  
EXISTING ROOF PLAN AND ELEVATIONS

DATE DEC 18 DRAWN BY CE  
SCALE @ A3 1:100 CHECKED BY CU  
DO NOT SCALE FROM THIS DRAWING  
DRAWING NO. T219-2-07 REVISIONS



FIRST FLOOR PLAN C3

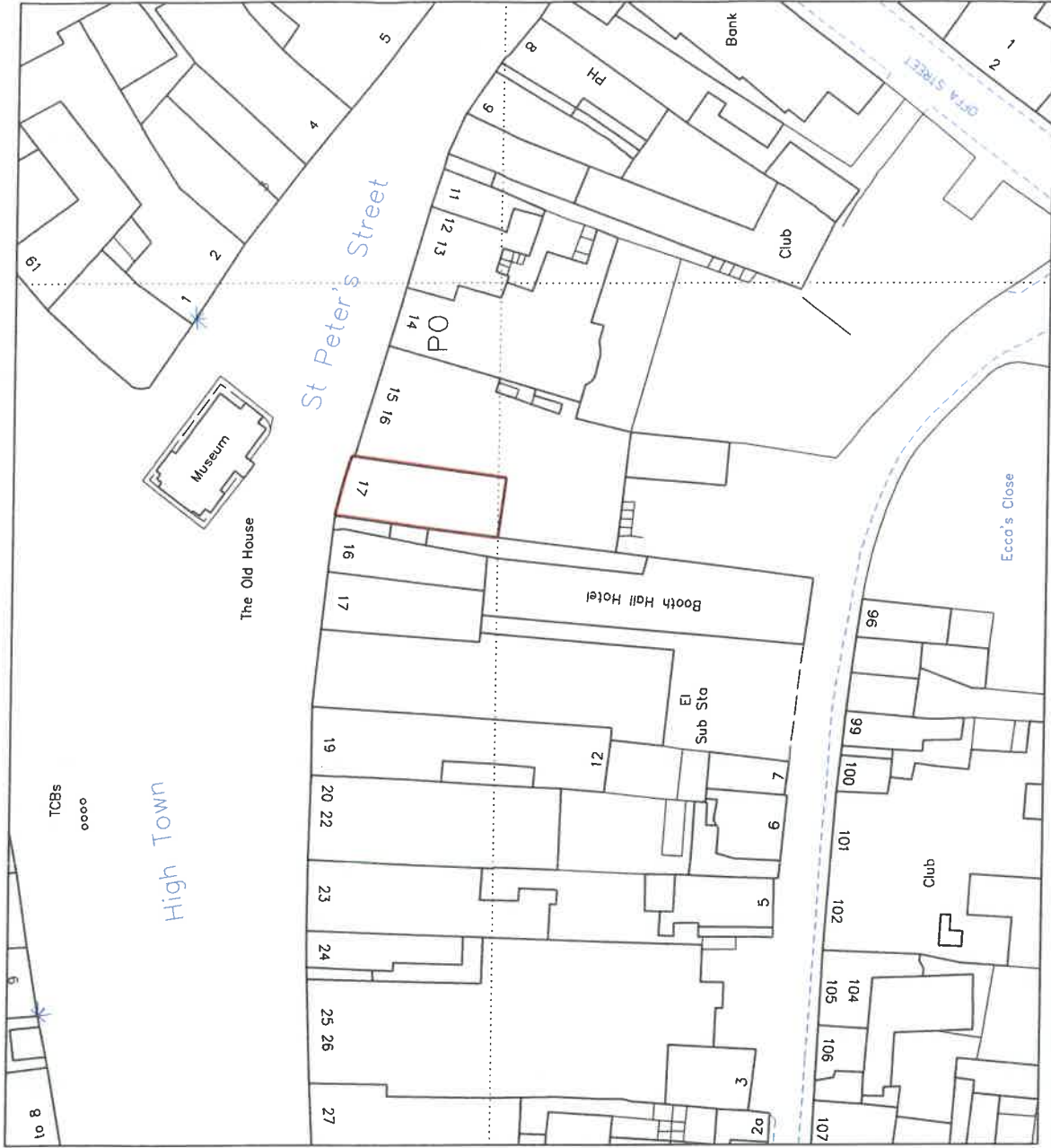


SECOND FLOOR PLAN C3

MR RO NAYAR  
17 ST PETER'S STREET, HEREFORD

PROPOSED FIRST AND SECOND FLOOR PLANS

DATE	DEC 18	DRAWN BY	CE
SCALE @ A3	1:100	CHECKED BY	CIW
DO NOT SCALE FROM THIS DRAWING			
DRAWING NO.	1219-03	REVISIONS	



**BLOCK PLAN - 1:1250**



**LOCATION PLAN - 1:1250**

DATE	DEC 18	REVISIONS	DRAWN BY	CE
SCALE @ A3	1:1250	1:500	CHECKED BY	CW
DRAWING NO.	7219-01			



**MR NAYAR**  
**17 ST PETER'S STREET**  
**HEREFORD, HRI 2AA**  
**LOCATION AND BLOCK PLAN**

**hookmason architecture**  
 Hook Mason Limited  
 41 Wickhamish Street  
 Hereford  
 HR4 9EA  
 T. 01432 352289  
 F. 01432 352272  
 E. info@hookmason.co.uk  
 W. hookmason.co.uk