



**Arkwright
Owens**

herefordshireproperty.com

An Exclusive Development of
4 Apartments with Individual Roof
Gardens at 55 Commercial Street,
Hereford, HR1 2DJ
Guide Price: £660,000

Location

The County of Herefordshire is renowned for its natural beauty and fertile agricultural land. Herefordshire is noted for the traditional Hereford cattle and for its orchards from which cider has been manufactured for centuries. Herefordshire is part of the West Midlands administrative area and Rotherwas Industrial estate is home to the new technologies which provide employment for differing age groups with a population of 60,000 and 190,000 in the small market towns and villages.

Situation

The City is about 140 miles north-west of London and 50 miles south west of Birmingham. Communications to the motorway network are accessible from Ross-on-Wye at Junction 4 of the M50, some 15 miles south of Hereford. The A49 links with Shrewsbury in the north and the M5 for north and south connections at Worcester some 25 miles west of Hereford.

Description

55 Commercial Street is a mixed use redevelopment scheme within a substantial 1970's building facing north-east fronting the pedestrianized street. The building is not listed but within a Conservation Area. The apartments are arranged above a ground floor retail unit with on-street access to the common parts with cycle store, waste management room and stairs to the first & second floors with access to the first floor roof gardens for each apartment.

Demand for apartments to rent as short lets or corporate lettings

There is a high demand for properties within the centre of the City for all forms of renting including assured shorthold tenancies, holiday lets, Air BnB and Corporate lettings. By buying all four dwellings an investor would be expected to manage the residential parts of the building providing cleaning of



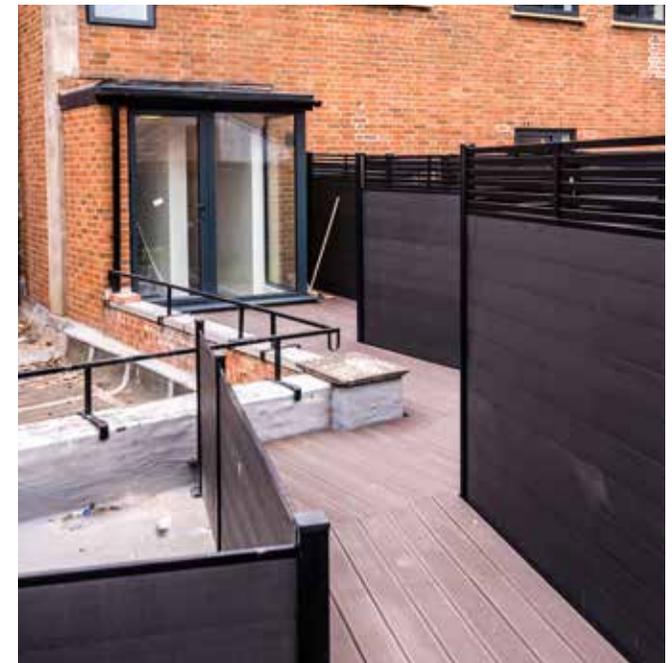
the common parts including the waste management area, cycle store and insuring the property and carrying out periodic maintenance.

Apartments Specification

- Water heating system - Ariston with electric radiators controlled by Smart Thermostat.
- Hotpoint kitchen appliances - fridge, oven, induction hob
- Extraction Fans
- Individual roof terraces
- Shower rooms with mirrors
- Bedroom wall lighting
- Sliding pocket doors
- Brushed Stainless steel light switches & wall power sockets
- Engineered wood effect flooring

Tenure

All apartments are sold as virtual freeholds on 999 year leases with a ground rent of £165:00 per annum. The individual leases will mention a service charge to cover Buildings Insurance, window cleaning and general maintenance.



First Floor



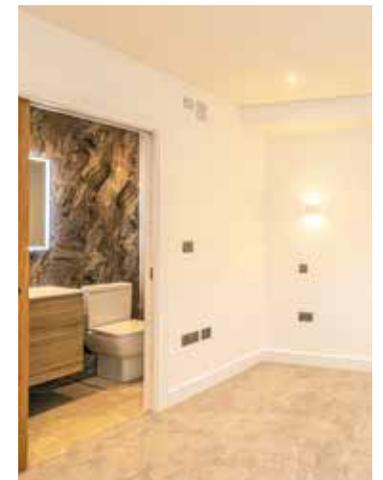
Apartment 1

407 sq.ft (37.82 sq.m) with four windows over-looking Commercial Street.



Apartment 2

329.4 sq.ft (30.6 sq.m) with pedestrian access onto its roof terrace.



Second Floor



Apartment 3

408 sq.ft (38 sq.m) with four windows overlooking Commercial Street.

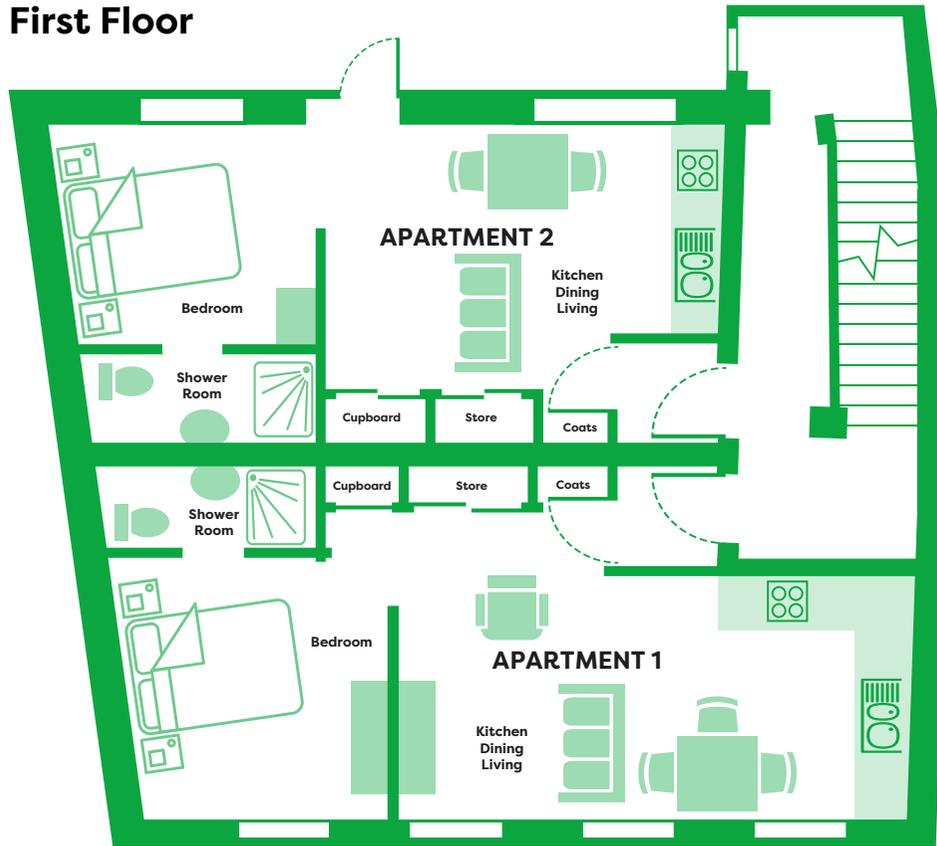


Apartment 4

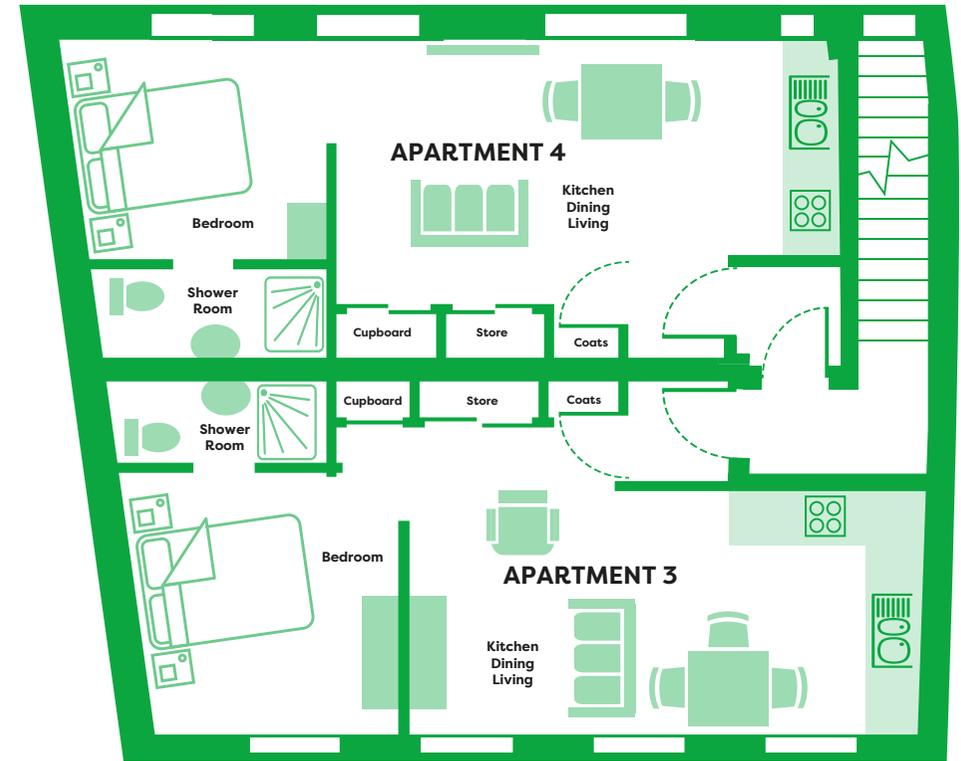
376 sq.ft (35 sq.m) with four windows facing south east.



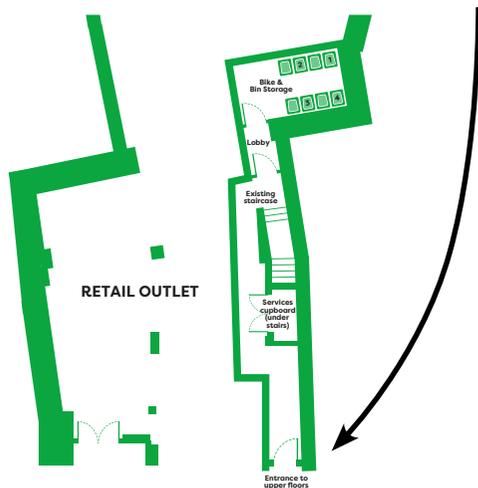
First Floor



Second Floor



Access to first floor apartments





Services

Mains water and drainage, and mains electricity with individual electric heating systems with electric radiant panels and individual immersion heaters, capable of being managed from mobile telephones.



Council Tax

Each residential apartment will have a Council Tax Band, thought to be Band A per apartment (to be verified).



Anti Money Laundering (AML)

The successful retail applicant or purchaser of the four residential apartments will be required to provide information to satisfy the AML Regulations when Heads of Terms are agreed.



Guide Price

£660,000 (six hundred and sixty thousand pounds).

Tenure

Each apartment to be sold on a 999 year leases with ground rent of £165:00 per apartment.



EPC

67 (D) (SAP Calculation Provided in Legal Pack).



Viewing

Viewings are strictly by appointment through local agents Arkwright Owens, acting as Sole agents with sole selling and letting rights on behalf of the owners. Email: arkwrightowens@btinternet.com or prop@arkwrightowens.com

Telephone 01432 267213 or Julian Owens 07855 744821

**Arkwright
Owens**

herefordshireproperty.com

Berrington House
2 St Nicholas Street
Hereford HR4 0BQ

www.arkwrightowens.co.uk

T: 01432 267213

F: 01432 279968

E: arkwrightowens@btinternet.com

www.herefordshireproperty.com

Agents note: Arkwright Owens herefordshireproperty.com 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 a fore-going particulars. Any item not mentioned herein is specifically excluded.