

**Arkwright
Owens**

herefordshireproperty.com

Investment Property For Sale

56 Commercial Street, Hereford, HR1 2DJ

Guide Price: £400,000



Introduction

Hereford is a busy Cathedral City and is in the county of Herefordshire, situated 40 miles north-west of Cheltenham, and 50 miles south west of Birmingham. The City has a resident population of circa 60,000 people and a catchment within 12 miles of 125,000 people.

SITUATION

Commercial Street links to High Town in the pedestrianized centre of the City. Other retailers within Commercial Street are J D Sports, I Phone, Body Shop, Burger King, McDonalds, Toni & Guy, Nationwide, Halifax, Sports Direct, Flannels, The Works Books, Mother Natures Goodies, Waterstones, The Entertainer, Greggs and Maylord Centre Shopping Centre.



THE PROPERTY

The premises are arranged over ground, first and second floors with the following areas:

Ground Floor		
Sales	62.02 sq.m	668 sq.ft
First Floor		
Ancillary	39.52 sq.m	425 sq.ft
Second Floor		
Ancillary	37.80 sq.m	407 sq.ft

LEASE TERMS

TENANT

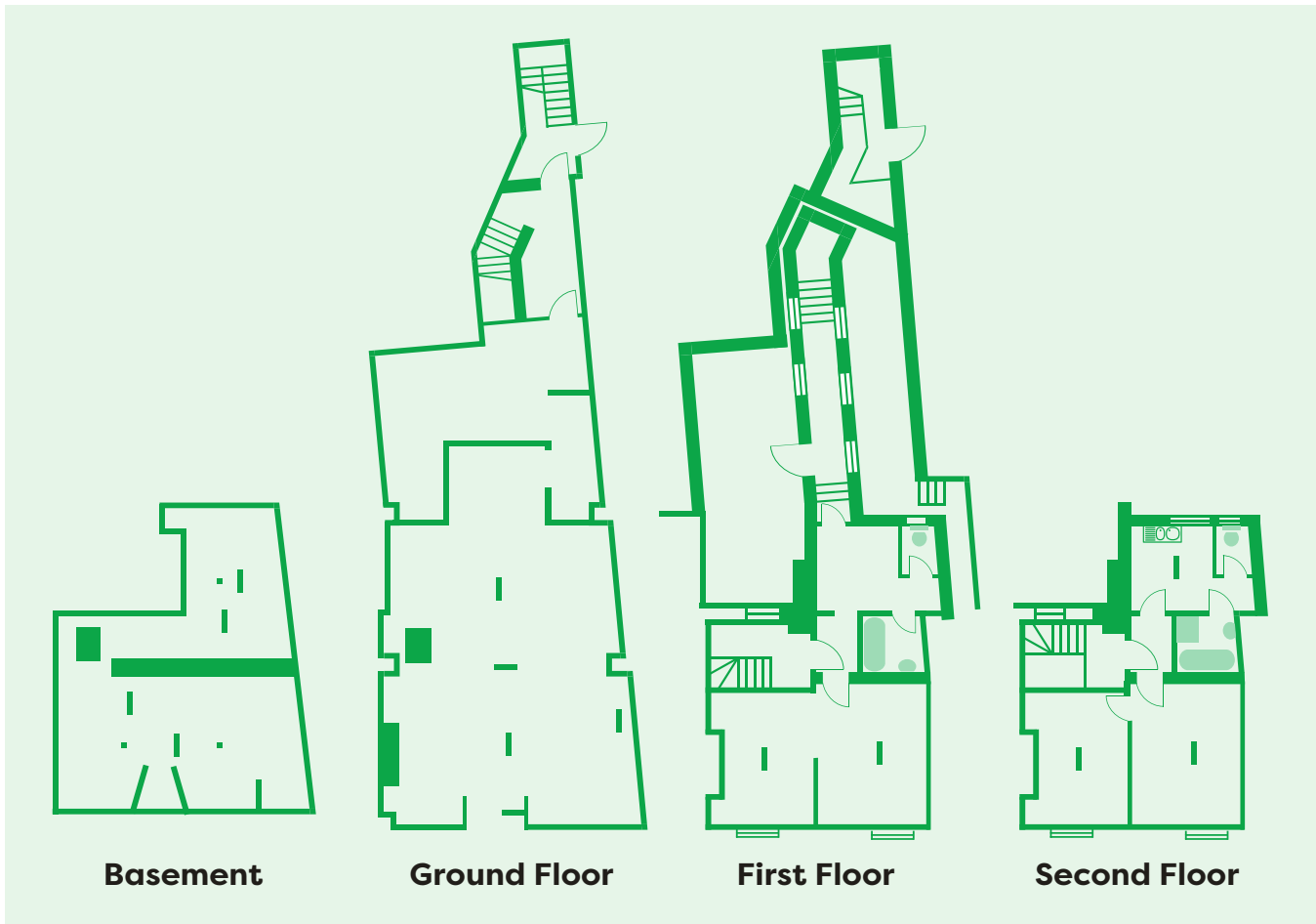
Age UK Worcester & Malvern Hills. They have seven shops across the region for more than 10 years. Accounts and references available upon request.

CONTRACTUAL TERM

6 years and 363 days up to and including 8th August 2030.

RENT

10th August 2023 to 10th August 2026 at £25,000
11th August 2026 to 10th August 2028 at £28,000



UPWARDS ONLY RENT REVIEW

11th August 2028.

BREAK CLAUSE

11th August 2028

REPAIR LIABILITY

Full Repairing & Insuring Lease subject to Schedule of Condition and lease excluded from S.24-28 of L&T Act 1954.

VAT

VAT is payable on the purchase price and could be considered to be Trading as an Operating Going Concern (TOGC).

BUSINESS RATES

The property description is “Shop & Premises” and the rateable value is £24,250 (1st April 2023).

ACCOMMODATION

External frontage.....7.4m
 Internal frontage.....7m
 Internal depth.....8.6m

MAIN SALES AREA

7m x 8.6m = 60.2 sq.m (647.75 sq.ft)
 Air conditioning unit.

REAR STOCK ROOM

6.2m x 4.9m = 30.38 sq.m (326.88 sq.ft)

Currently with recessed display area and wrap around stock round. Electricity distribution panel.
 Step into corridor:

CORRIDOR

3.7m x 1.6m
 Fire door access to fire escape.

STAIRCASE TO FIRST FLOOR

Windows to both sides providing good natural light.
 Fire access to flat roof.

LANDING

2.8m x 2.8m + 1.7m x 3.1m
 Carpeting room.

SINGLE WC

Low level WC, wash hand basin, with hand drier.

STOCK ROOM

3.9m x 5.9m = 23 sq.m (247.58 sq.ft)

LOBBY TO STAIRCASE TO SECOND FLOOR

2m x 2.9m

LANDING

2m x 1.3m with fire door into lobby.

LOBBY

1.6m x 1.2m with access to roof space.

STORE ROOM

1.7m x 1.7m = 2.89sq.m (31 sq.ft)
 Wall heater, smoke alarm.

SINGLE WC

With low level WC, wash hand basin, pendant light.

KITCHENETTE

2.6m x 2.3m
 Stainless steel sink and draining board, Ariston independent water heater within cupboard. Timber casement window with view of St. Peter’s Church and St. Peter’s Close. Fluorescent strip light.

STOCK ROOM

5.8m x 3.9m = 22.6 sq.m (243 sq.ft).Ceiling lighting.

LOBBY SIDE ROOM

1.7m x 1.7m
 Wall convector heater, smoke alarm



Services

Mains water & drainage, electricity, and air conditioning for heating and cooling.

Legal costs

Each party will be responsible for their own legal costs.



EPC

57 C

Certificate Number: 7497-2941-8047-1016-5480.

Listed building

The property is a Listed Building.



Guide Price

Offers invited over £400,000.



Viewing

Viewings are strictly by appointment through local agents Arkwright Owens, email: arkwrightowens@btinternet.com



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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.