



Sullivan House and associated property 72-80 Widemarsh Street, Hereford, HR4 9HG

Prominent commercial and former office premises for residential development | Planning Permission for 13 studio, one and two bed flats with additional basement and rear warehouse areas | Three shops with tenants in situ | Close to city centre, New Market shopping leisure & restaurant complex, railway station. Total 2659 sq ft shop space incl. basements and very approx. 8000 sq ft for residential development.

Guide Price: £749,995

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HERE TO GET *you* THERE

Sullivan House and associated property 72-80 Widemarsh Street, Hereford, HR4 9HG

Prominent commercial and former office premises for residential redevelopment with three tenanted shops

For sale by private treaty Guide Price £749,995 for the whole or available in separate lots

Open viewings Thursday 8th June 10am to 11am, Saturday 10th June 12 noon to 1pm, Wednesday 14th June 2pm to 3pm, Monday 19th June 11am to 12 noon

DIRECTIONS

Sullivan House can be found immediately opposite the multi storey car park on Widemarsh Street adjacent to the New Market Shopping Complex.

SITUATION AND DESCRIPTION

Sullivan House is located opposite the multi storey car park on Widemarsh Street, adjacent to the New Market shopping, leisure and restaurant complex, close to the city centre. The immediate area is undergoing much redevelopment with the new city link road construction close by and associated inner city regeneration program set to include the former cattle market site, Merton meadow car park and Widemarsh street bringing up to 800 new houses and office premises as part of a package extending to include Commercial Road, Newmarket Street and Blueschool St; traffic alleviation measures redirecting some of the traffic from Herefords busy inner ring road. There are also plans to upgrade some of the surrounding streets to make pedestrian access easier throughout this area and reduce through traffic.

The building comprising a former office block with shops premises beneath, is flat roofed and built around a reinforced concrete frame, with concrete floors and glass ground floor frontages with a decorative façade panel above. To the rear and with a separate access from Catherine Street is a former warehouse showroom, a steel framed structure, with high brick walls and vertical and roof cladding of asbestos sheeting. Access to the basement area is obtained from this area and some modernisation has occurred to accommodate the previous tenant. This rear steel framed section of the building is attached to other buildings not in the same ownership. The building is believed to date back to the 1970's.

LOT ONE

Three ground floor shop premises with associated basement areas. Total area including basements 249.05 m² (2659sq ft). Total Shop income £23,639 P/A

TENANTS

Hereford Denture Clinic – £5,639 per annum. Lease 3 years from April 1st 2017 Break clause 3 months notice on first or second anniversary. No rent reviews.

Beautician – £6,000 per annum lease from 1st April, 3 years. No break clause. Condition for rent review on 2nd anniversary.

Simply Thai Kitchen - £12,000 per annum, Lease 3 years from April 1st 2017. No break clause. No rent review.

LOT TWO

Sullivan House

Very approximately 8000 sq ft of space for redevelopment benefitting from planning permission for 13 studio, 1 and 2 bed flats.

Additional space in the adjoining warehouse section of the building, along with basements. Direct access from Catherine Street to the rear and pedestrian access to the front from Widemarsh Street via

Entrance Lobby and Staircase (19' x 10'9)
1st Floor front 57'4 wide x 36'10 currently former office space plus toilet area. Steps down to lower level.
2nd floor front 58'1 approx x 36' Roof lights. Former office space + WC's
Rear of building Lower 1st floor 53'6 x 44'11
2nd floor Approx 56'10 x 44'7 approx plus stairs down to 1st floor
Warehouse 18'7 opening to 18'11 further opening to 29'8 by the entrance onto Katherine St by 91'1 long approx.
Basement very approximately 56' x 45'

It would also be possible to purchase excluding the rear warehouse section which would be retained by the current owner.

SUPPORTING DOCUMENTS

Plans, site and elevation drawings can be found on the Local Authority website, links as below. Alternatively hard copy plans can be available to view at the agents offices, however regrettably we are unable to provide a full set of plans to each interested party.

We are able to email a zip file of pdf plans on request.

We are also able to provide Asbestos surveys, dating back in part to 2006.

Any other surveys and reports are to be commissioned by interested parties at their own expense.

LINKS

The area:-

<http://www.hereford2020.com/>

<https://myaccount.herefordshire.gov.uk/past-consultations/edgar-street-grid-and-hereford-link-road#>

<https://www.facebook.com/Hereford2020/>

Planning Permission:-

PP for 4 flats

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=142643&search=

PP for 9 flats

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=142691&search=

PP for penthouse (lapsed)

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=142674&search=

Changes to frontage and windows

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=142862&search=sullivan%20house%20widemarsh%20street

Planning Application No's

P142643/F
P142691/CU
P142674/F
P142862/F

TENURE

Freehold – whole site
Leasehold – Shops alone

Plan for indicative purposes only – not to scale.



TO FURTHER YOUR INTEREST AND MAKE ARRANGEMENTS TO VIEW

Sullivan House will be available to view on the following dates – please call beforehand to confirm attendance and register your interest.

Thursday 8th June 10am to 11am
Saturday 10th June 12 noon to 1pm
Wednesday 14th June 2pm to 3pm
Monday 19th June 11am to 12 noon

OPENING HOURS

Mon - Fri: 9.00 am - 5.30pm
Sat: 9.00 am - 1.00pm

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

