



48-52 St Owen Street, Hereford, HR1 2PU





**48-52 St Owen Street
Hereford
HR1 2PU**

Prominent commercial/ residential
investment premises in a central
position.

Summary of features

- Extensive frontage both St Owen Street and Cantilupe Street.
- Property fully let – commercial at ground floor and residential on upper floors.
- Gross Income **circa £120,000 per annum.**
- Business unaffected.

**For Sale
Guide Price - £1.2m**

Situation:

48-52 St Owen Street is situated on the eastern side of Hereford city centre with frontage directly onto both St Owen Street and Cantilupe Street. St Owen Street itself is a one-way street linking directly to Hereford's High Town and is a popular commercial and residential area.

Within the immediate vicinity there are a number of popular occupiers such as the Barrels Pub, the Jalsagor Indian Restaurant as well as local amenities such as Cantilupe Surgery and St Owen Street Podiatry.

Description:

Part of the building has red brick elevations beneath a pitched, tiled roof, with part of the building on St Owen Street having rough cast render external walls painted white. This element also has bay windows on the first floor, and dormer windows on the second floor.

The ground floor of 48 St Owen Street is currently let to a restaurant and comprises open plan space internally with w/c's to one side. The property has plate glass windows facing to Cantilupe Street, with a side door to a shared rear courtyard. 48 St Owen Street is Grade II listed.

50 St Owen Street is a restaurant premises located on the corner of Cantilupe Street and St Owen Street, with most of the plate glass frontage extending along St Owen Street. The property was recently let to the occupier of 48 St Owen Street to expand their restaurant. 50 St Owen Street is Grade II listed.

52 St Owen Street is a small retail unit with plate glass frontage onto St Owen Street. It offers a ground floor retail/ studio area, with a small kitchenette and w/c to the side. There is a staircase leading to a basement storage area which also houses meters associated with both the ground floor and upper floors.

The residential elements are all located on upper floors, with access to the flats above 48 and 50 St Owen Street via double doors between 48 and 50, as well as via a rear staircase. The residential area above 52 is accessed at the rear of the property off a shared courtyard. There are a total of 11 residential premises across the upper floors varying from studio/ 1-bed properties up to 2-bed properties. These are all professionally managed. To the rear of the property is a gated courtyard which currently is used for bin storage for all occupiers on site as well as a shared

garden area which is permitted to be used by all associated with the building.

Services:

We understand the property benefits from all mains services being electricity, gas, water and drainage.

Current Use & Business Rates:

The property is a mixed use commercial/ residential premises.

Please see a Business Rates summary below:

48 St Owen Street – £27,250

50 St Owen Street – £30,500

52 St Owen Street – £6,300

All flats are rated Council Tax Band A save for Flat 1 which is within Council Tax Band B.

Accommodation:

The commercial elements are measured on a net internal area basis as follows:

	Sqm	Sqft
48 St Owen Street	154	1,658
50 St Owen Street		
Restaurant	104.58	1,125.69
Storage	88.81	955.94
Total	193.39	2,081.63
52 St Owen Street		
Ground Floor	32.23	347
Basement	24.43	263
Total	56.66	609

The flats range in size from circa 25sqm up to 55sqm. All flats have their own dedicated kitchens, bathrooms and living areas.

VAT:

We understand VAT is chargeable in respect of the sale.

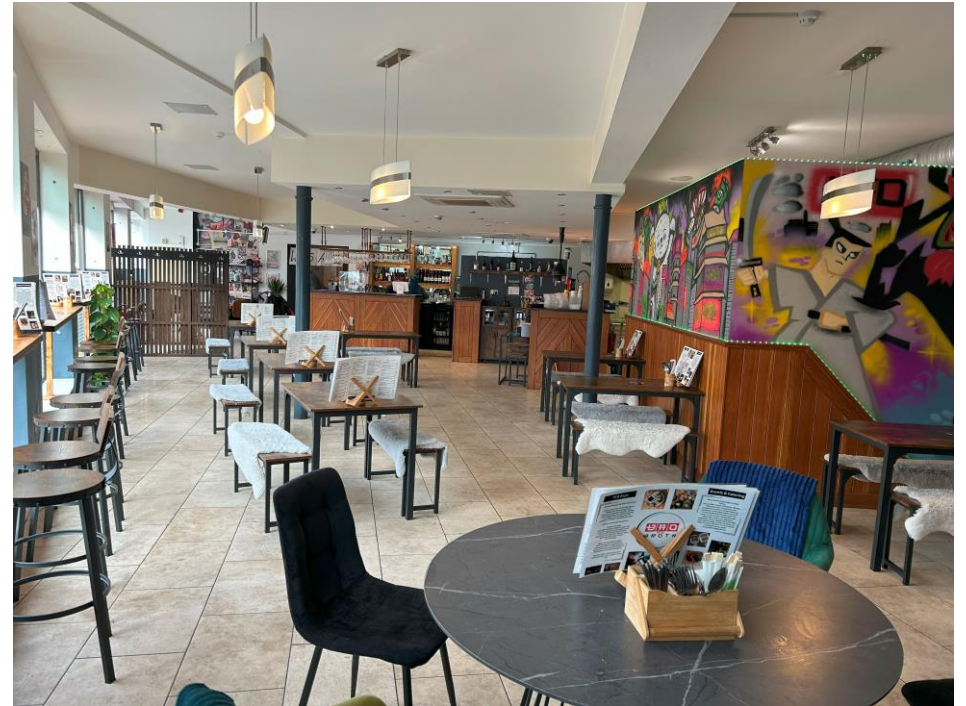
Existing Tenancies:

The property is offered for sale freehold subject to occupational tenancy agreements.

For more information about specific agreements please contact the agent directly for a tenancy schedule.

Terms:

48-52 St Owen Street is offered for sale freehold subject to the occupational tenancies in place at an asking price of £1,200,000.



Directions:

The subject property, located on the corner of St Owen Street and Cantilupe Street, is within a central position accessed directly off St Owen Street itself. When heading north towards the centre of Hereford continue across the New Bridge along Victoria Street. After passing a large car dealership on the left move into the second-from-left lane and follow the road to the right around the roundabout. At the second set of traffic lights take the right-hand turn by the Kerry Bar located on Blueschool Street which will take you down Union Street. When heading down Union Street drive directly into St Peter's Square and follow the road round to the left, with this road being St Owen Street. The property is approximately 150 metres ahead on the right-hand side at the junction of St Owen Street and Cantilupe Street.

Viewing Arrangements:

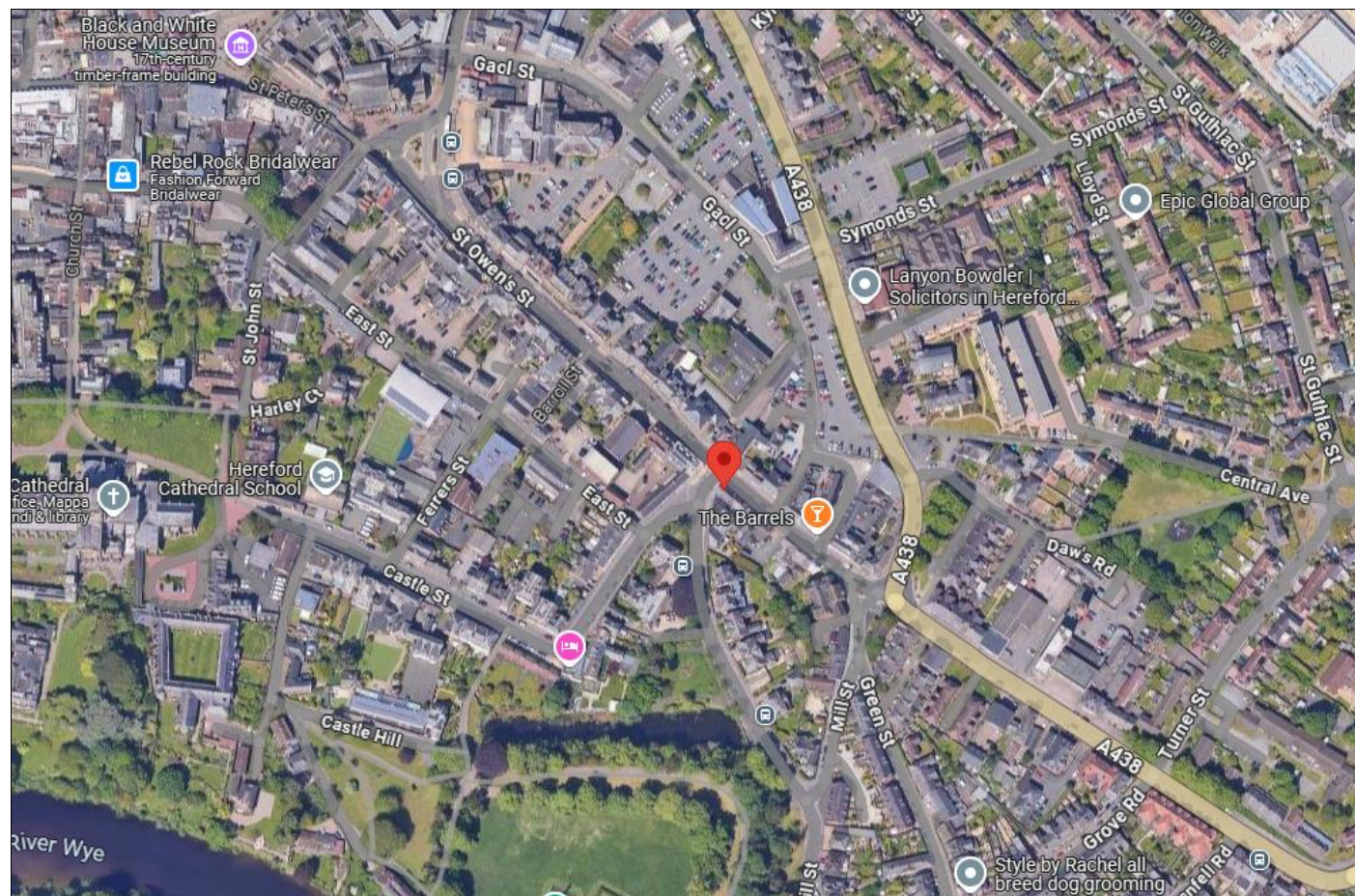
By appointment with the agents:

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The information in these particulars has been prepared as at 27 February 2025.



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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.