



15a-20 West Street, Hereford HR4 0BU



**15a-20 West Street
Hereford
HR4 0BU**

Summary of features

- Mixed use investment opportunity in close proximity to Hereford City Centre.
- Prominent location.
- Passing rent of £75,000 per annum. ERV £85,000 total.
- Established occupiers in immediate vicinity.

FOR SALE
Guide Price - £750,000

Situation:

The various properties comprising 15a-20 West Street are situated on a popular retail street located a short distance from Hereford City Centre and its associated amenities.

West Street itself is not pedestrianised so benefits from passing traffic both vehicular and on foot. Significantly there is a large public car park at the western end of the street where it meets Victoria Street (A49). This is a popular central car park used by pedestrians accessing the City Centre and High Town.

Occupiers in the local vicinity include A Rule of Tum (the Bookshop and Burger Shop), The Stables Pub and Hereford Beer House.

It is also noted that a new student accommodation block has been established in very close proximity to the parade, with an access point off West Street itself. As well as this development, there have also been recent improvement works undertaken to a number of large properties in the immediate area. We are seeing strong financial investment being made in this part of the City.

Description:

The properties on West Street are traditionally constructed with load bearing walls and pitched tiled roofs.

The parade of shops are situated immediately facing West Street. The parade itself comprises 6 ground floor units let to a variety of uses from eateries to beauticians to administration. There is a further let area on the 1st floor which extends the length of the

parade, currently let to a pool club who have been an established entity in Hereford for several years.

All properties have independent access points off West Street and are let on secure leases of varying terms. A summary can be found within this brochure.

Accommodation:

The property provides the following approximate areas:

Address	Use	Area (sqft)	Area (sqm)
15a West Street	Nightclub	2,063	192
17 West Street	Barbers	642	60
17a West Street	Restaurant	952	88
18 West Street	Restaurant	1067	99
18a West Street	Pool Club	3,788	352
19 West Street	Vacant	526	49
20 West Street	Beauticians	357	33
		845	79
		782	73
TOTAL		11,022	1,024

Services:

We understand that all properties on the parade have the benefit of all mains services and drainage.

Terms:

The parade is offered for sale Freehold subject to the occupational tenancies at £750,000.

VAT is not chargeable on the purchase price.

Tenancy Schedule:

Please see below a full tenancy schedule:

Property	Rent per Annum	Start Date	Lease Term	Break Clause	Rent Review	Rateable Value	EPC
15a West Street	£12,000	Apr-24	5	2nd anniversary	N/A	£10,250	D
17 West Street	£8,000	Feb-23	5	3rd anniversary	N/A	£6,500	D
17a West Street	£11,000	Aug-23	5	2.5 years	N/A	£7,500	C
18 West Street	£14,000	Jul-25	4	2nd and 3rd anniversary	N/A	£9,100	C
18a West Street	£15,000	Feb-24	5	3rd anniversary	N/A	£26,500	C
19 West Street	ERV £10,000	VACANT				£6,100	C
20 West Street	£15,000	May-18	10	N/A	25-May-23	£8,700	B
Total	£85,000						

Directions:

The parade of commercial properties on West Street and Aubrey Street are situated immediately adjoining the street, with the street being accessed immediately off the A49 which is situated to the west. At the A49 junction with St Nicholas Street, next to the Church of St Nicholas, turn east directly onto St Nicholas Street itself, then immediately north past the former Job Centre onto Berrington Street. Continue past the Job Centre to the T-junction where Berrington Street meets West Street, turn right and the parade of shops is immediately on your right-hand side.

Viewing Arrangements:

By appointment with the agents:
James Dillon MRICS of
Sunderlands, Offa House St Peter's Square,
Hereford HR1 2PQ
Tel: 01432 356161 opt.4
Email: james.dillon@sunderlands.co.uk

Hereford Branch

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Hay-on-Wye Branch

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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. Sunderlands 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.

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