



## GROUND & BASEMENT, 11-13 ST PETERS STREET, HEREFORD, HR1 2LE

### TOTAL SALES SPACE – APPROXIMATELY 985 SQFT (91.49 SQM)

#### LOCATION

Hereford is a cathedral City and the county town of Herefordshire. It lies on the River Wye, approximately 16 miles east of the border with Wales and 23 miles north-west of Gloucester.

Hereford is based in the West Midlands region of England. It is known for its Historic cathedral, which dates back to the 11th century and its picturesque black and white timber framed buildings. Hereford also has a strong agricultural heritage and is home to the Hereford cattle breed. The city hosts several events throughout the year, including Herefordshire Food Festival and the Hereford Cathedral Perpetual Trust Christmas Fair.

The property is located on the western side of St Peter's Street, in the centre of Hereford. St Peter's Street joins with High Town and Commercial Street forming the main shopping area in Hereford.

The premises are a short walking distance from Hereford Cathedral and the Independent Quarter which is home to a number of retailers, cafes and restaurateurs.

#### DESCRIPTION

The property is situated in a Conservation Area and comprises a terraced building on St Peters Street. The upper floors are to be converted to residential leaving the ground floor and basement available. The ground floor is mainly open plan with kitchen and W/C facilities located at the rear. The basement offers ancillary / storage space.

#### TENURE

The premises are available by way of a new lease on terms to be agreed on a full repairing and insuring Lease.

#### FLOOR PLANS

Floor plans will be made available to interested parties on request.

#### RENT

£30,000 per annum , subject to contract.

#### VAT

All figures are exclusive of VAT, if applicable.

#### ACCOMMODATION

Property (NIA)	M <sup>2</sup>	Ft <sup>2</sup>
Basement Ancillary	50.41	543
Ground Floor Sales	91.49	985
<b>Total</b>	<b>141.90</b>	<b>1,528</b>

#### BUSINESS RATES

Current Rateable Value: £26,500

#### ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties on application.

#### PLANNING

Any use within 'E' and additional 'sui generis' use as a bookmakers office.

#### VIEWINGS

All viewings should be made through the sole agents Carter Jonas 01225 747260.

#### CONTACT :

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**Carter  
Jonas**

#### IMPORTANT INFORMATION

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