

FREEHOLD INVESTMENT

FOR SALE



16 St Peters Street, Herefordshire, HR1 2LE

Carter Jonas

INVESTMENT SUMMARY

- Attractive property arranged over ground and first floors
- Whole of the property is let to Bon Marche for term of 8 years
- Total rent roll of £43,000 per annum
- Next rent review is on 1st November 2026
- Tenant only break on the 1st November 2026
- Fully Repairing and Insuring Lease

- The property is within a Conservation Area.
- Nearby businesses include Flannels, Lloyds Bank, Eden House of Coffee, Marks and Spencer's and WHSmith.
- Hereford has strong occupational demand across most sectors of the market
- Prominent central location on St Peters Street.
- Rare Freehold opportunity in Central Hereford



PRICE

We are instructed to seek offers in the region of £480,000 reflecting a NIY of 8.5% subject to contract and exclusive of VAT.

Carter Jonas

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 the 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 one of the main shopping areas in Hereford.

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

DESCRIPTION

The property comprises a terraced building within the Hereford Central Conservation Area. It is arranged over ground and first floors.

The ground floor offers open plan retail accommodation with ancillary storage and office space on the first floor. W/Cs and kitchen facilities are also located on the first floor.

Bon Marche have recently renewed their lease and report strong trading history from 16 St Peters Street.



PRICE

We are instructed to seek offers in the region of £480,000 reflecting a NIY of 8.5% subject to contract and exclusive of VAT.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	216.96	2,335
First floor	187.09	2,014
Total	404.05	4,349

LISTING

The property is not listed but is within a Conservation Area.

EPC

The EPC will be made available on application

TENACIES

Floor	Tenant	Lease Starts	Lease Expiry	Rent (per Annum)	Security of Tenure	Break Clause
Ground & First	Bonmarche Properties Ltd	01/11/2022	01/31/2030	£43,000	Protected	1st November 2026 with 6 months notice

FLOOR PLANS

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

Carter Jonas

VIEWING & FURTHER INFORMATION

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

Tim Brooksbank MRICS

01225 747266 | 07880 201742
tim.brooksbank@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

Maddie Pyles

01225 747258 | 07796 170450
Maddie.pyles@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent