



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## 5 ST OWEN STREET HEREFORD HR1 2JB



EXCELLENT HAIRDRESSER/BARBER PREMISES SITUATED IN A  
POPULAR LOCATION NEAR TO THE CITY CENTRE

- **Accommodation available over 3 floors**
- **Extensive ground floor hairdresser/barbers extending to c.569sqft (52.83sqm)**
- **Residential accommodation included on first and second floors**
- **Popular commercial street with parking nearby**
- **Available to let on a new lease – fixtures & fittings can be included**

### TO LET

**Location** 5 St Owen Street is situated on the western end of St Owen Street in close proximity to the Golden Fleece pub. It is located in a prominent position, with other occupiers in the immediate vicinity including the aforementioned Golden Fleece pub, Marches Law, Herefordshire Council and Tanners Wines.

**Description** The subject property comprises an attractive mid-terraced period property with available space at over 3 storeys, being ground, first and second floors. On entering the property directly from St Owen Street one enters the main salon area with a number of hair treatment stations set up. On continuing through the ground floor there are 2 further rooms, also with treatment stations set up, as well as inbuilt storage and a door leading through to a stairwell and a rear external garden area.

There is also a wc on the ground floor beneath the staircase, with the staircase leading to the first and second floors. These upper floors have residential consent and are included in this rental.

**Accommodation** The property has been measured on a net internal area basis as follows:-

	<b>Sqm</b>	<b>Sqft</b>
<u>Ground Floor</u>		
Room 1	24.85	268
Room 2	11.81	127
Room 3	16.17	174
<b>TOTAL</b>	<b>52.83</b>	<b>569</b>

The first and second floors comprise kitchenette, living room, bathroom and bedroom.

**Lease Terms** 5 St Owen Street is available to rent at £18,000 per annum to include all areas mentioned above. The rental price does not include the internal fixtures and fittings and these are available at a price to be negotiated.

**Business Rates** The property is currently assessed in the 2017 Rating List at a Rateable Value of £6,300 and is listed as Shop and Premises.

**Services** We have been informed that the property benefits from mains gas, electricity, drainage and water.

**VAT** We understand that VAT is not chargeable.

**Legal Costs** Each side is responsible for their own legal costs.

**Viewing** By appointment with the sole agents:  
Sunderlands  
5a St Peter's Square, Hereford HR1 2PG  
Tel: 01432 276 202  
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 7 January 2020 and updated 4 February 2020.