



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

99-100 EAST STREET HEREFORD HR1 2LW



WELL PRESENTED OFFICE BUILDING SITUATED IN THE HEART OF
HEREFORD CITY WITH ACCOMMODATION SET OVER 3 FLOORS

- 2 entrances directly off East Street
- Includes a rear yard area
- Security shutters on windows and security alarm
- Total internal area circa 1,300sqft

FOR SALE
GUIDE PRICE £175,000

Location 99-100 East Street is located in a central position accessed off the southern side directly off East Street. Other occupiers in the nearby vicinity include Jones' Hairdressers, The Men's Room Barbers and Cherry Savage Clothing Boutique.

Description The subject property is a terraced traditionally constructed office building occupying a prominent position. Internally it comprises three good-sized office rooms at ground floor level with a small area to the rear, three good sized office rooms at first floor level with a further two office rooms on the second floor. Furthermore there is a stall and there are extensive wc facilities on the upper floors. Additionally there is a good sized basement below the premises which is accessed internally but it must be noted this really could only be used for storage.

The building benefits from good frontage onto East Street and internally the offices have carpeted floors, electric wall-mounted heaters, single-glazed sash windows, security alarm and security shutters over the windows. To the rear of the property there is a small courtyard with an alleyway leading to a rear area of land which is not included in this sale.

The property is Grade II listed.

Accommodation The accommodation is measured on a net internal area basis as follows:-

	Sqm	Sqft
Ground Floor		
Office Room 1	24.39	262.53
Office Room 2	15.51	166.95
Office Room 3	12.14	130.67
Office 4/Store	5.54	59.63
	57.58	619.79
First Floor		
Office 5	12.11	130.35
Office 6	12.30	132.40
Office 7	11.00	118.40
Kitchenette	4.66	50.16
	40.07	431.31
Second Floor		
Office 8	4.79	51.56
Office 9	11.95	128.63
Store	2.84	30.57
	19.58	210.76
TOTAL	117.23	1,261.85

Services We understand the property benefits from mains electricity, water and drainage but does not have a gas supply installed.

Business Rates

We are informed that the property has a Rateable Value of £12,000 per annum such that qualifying occupiers may be able to obtain Small Business Rate Relief.

Terms

The property is available for sale freehold with vacant possession at a guide price of £175,000.

VAT

We understand that VAT will not be chargeable.

Viewing

By appointment with the agents:
Sunderlands
Offa House, St Peters Square, Hereford HR1 2PQ
Tel: 01432 276 202
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 28 May 2021 and updated 10 June 2021 and 3 September 2021.

