



Union Walk, Commercial Road, Hereford, HR1 2EP





**Union Walk, Commercial Road
Hereford
HR1 2EP**

Summary of features

- Mixed use investment opportunity in close proximity to Hereford City Centre.
- Popular, central location
- Total income circa £56,000 per annum. ERV fully let £67,000 per annum.
- Established occupiers in immediate vicinity.
- Businesses unaffected.

FOR SALE
Guide Price - £675,000

Situation:

The various properties comprising Union Walk, Commercial Road are situated on a popular retail street located a short distance from Hereford City Centre and its associated amenities.

Occupiers in the local vicinity include Wetherspoons, Hogarths, Freedom Church and Hereford Gold. Hereford County Hospital is located nearby just off Commercial Road, with Hereford Train and Bus Stations nearby.

Description:

The properties forming Union Walk are traditionally constructed offering 5 individual commercial properties.

The block itself comprises 4 ground floor units let to a variety of users including an eatery, barbers, music shop and electronics shop. Units 48b and 48c are situated on the frontage with Commercial Road, the remaining properties are facing Union Walk itself. The properties facing Union Walk have extensive frontage.

On the upper floors there is office accommodation, and space forming part of the music shop. Access to the office accommodation is via a door off Union Walk, with a staircase leading directly to the main office entrance. This office accommodation extends over most of Union Walk and adjoins other first floor accommodation which forms part of the music shop, which overlooks Commercial Road. It is unoccupied and offers potential for alternative uses.

There is no parking included at the rear.

Tenancy Schedule:

Address	Use	Start Date	Term
48b	Music Shop	Jun-23	6 years
48c	Barbers	Aug-23	5 years
2 U/W	Cafe	Apr-24	5 years
3 U/W	Electronics Shop	Mar-22	5 years
3a U/W	Vacant	-	-

For further lease information please contact the agent directly. At request of the vendor no rent information is being shared publicly at this time.

Services:

We understand that the building has the benefit of all mains services and drainage.

Business Rates:

Address	Rateable Value
48b Commercial Road	£7,700
48c Commercial Road	£5,800
2 Union Walk	£10,250
3 Union Walk	£27,500
3a Union Walk	Included above

Terms:

The block is offered for sale Freehold, subject to the occupational tenancies, at £675,000. Leases are available on request.

VAT:

VAT is not chargeable on the purchase price.



Directions:

The block of commercial properties are located on the North Eastern Side of the City, immediately on the junction of Commercial Road and Union Walk. When heading north over the New Bridge, continue until reaching a large roundabout. Take the second exit, then continue along Blue School Street (A438). Continue for circa 0.3 miles then turn left onto Commercial Road. The properties will be on the right hand side after circa 100m.

Viewing Arrangements:

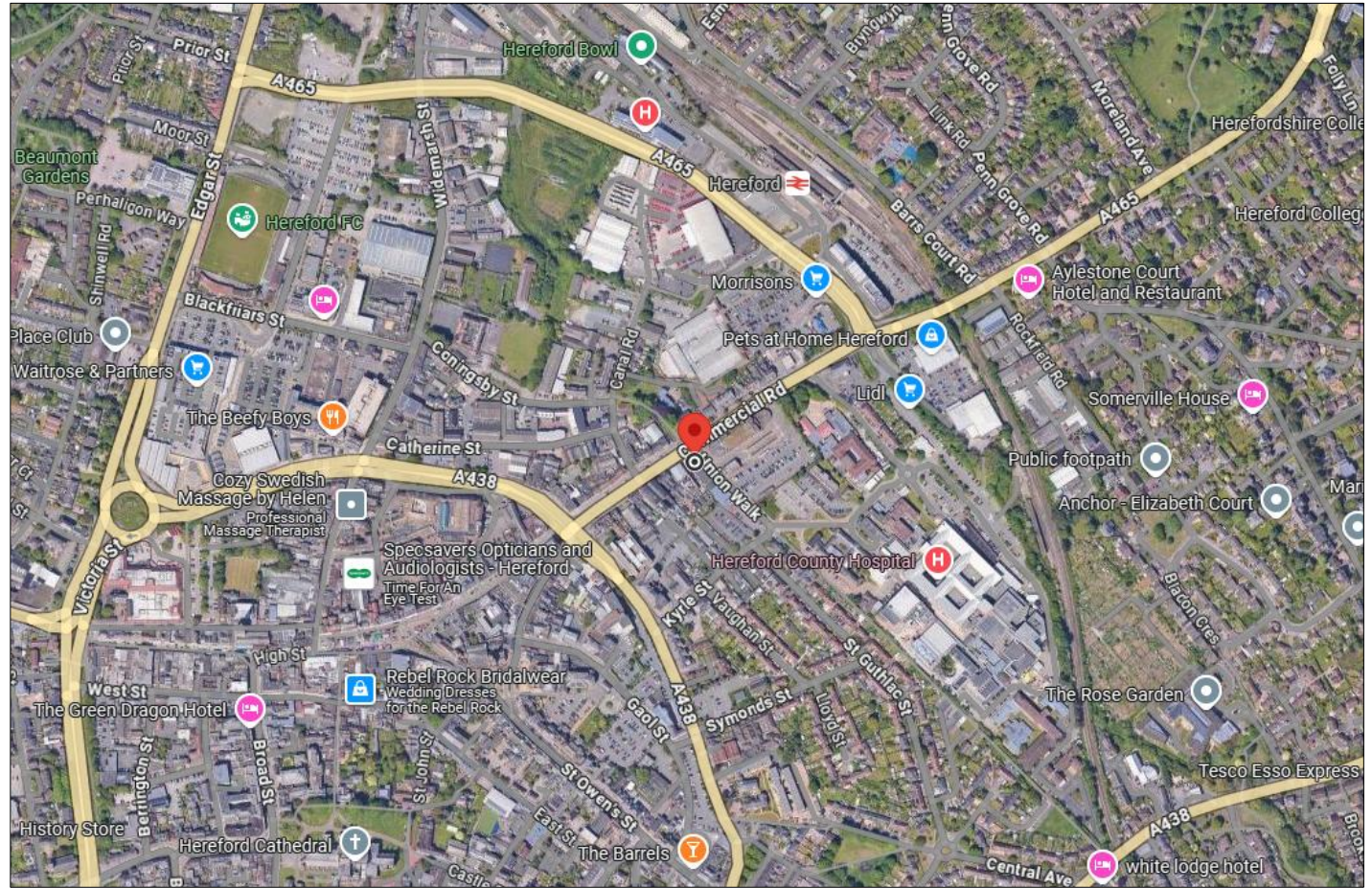
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