



Freehold Investment 48 Eign Gate & 4-6 Bewell Street

Hereford

- Freehold Investment
- Educational Unit Let at Initial Rent of £6,950 per annum for 10 Years From 11th October 2017
- 2 Ground Floor Shops/Educational Units
- Shop Available at £11,500
- Grade II Listed
- Ground Rents from 2 Upper Floor Flats

£240,000

Freehold

The rear unit in Bewell Street has been let to Kumon on a new 10 year lease at £6,950 per annum.

The front unit in Eign Gate is currently receiving a rent of £11,000 per annum.

In addition, the purchaser will acquire the freehold of the whole building, receiving ground rents from the 2 upper floor flats and a service charge contribution towards insurance, maintenance, fire alarm etc.

Situation

The premises are well positioned in Eign Gate close to other major stores to include Peacocks, Poundstretcher, Trekitt and Savers. Eign Gate provides a link to the new shopping development, The Old Market and good pedestrian access west of Hereford.

48 Eign Gate

Ground floor sales area of 505 sq.ft with additional cellar storage, staff room, and store room on the second floor.

Currently vacant and available at £11,500 per annum.

4-6 Bewell Street

Let to Kumon, an educational organisation, from 11th October 2017 for 10 years at £6,950 per annum, with rent reviews every third anniversary.

This comprises a ground floor area of 764 sq.ft including kitchen and cloakroom.

Agent's Note

We feel this would be of particular interest to an owner/occupier business, as the rent received from the included unit at 4 - 6 Bewell Street should be sufficient to finance the borrowing needed to purchase the whole premises.

In effect, this could then mean a rent and business rate free occupation of the Eign Gate unit.

Business Rates

Eign Gate - £9,600

Bewell Street - £6,900

Services

Mains electricity, water and drainage are connected. Mains Gas is not connected. Both ground floor units have security and fire alarms.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

13 April 2018

Coronavirus Jackson Property Protocol

We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

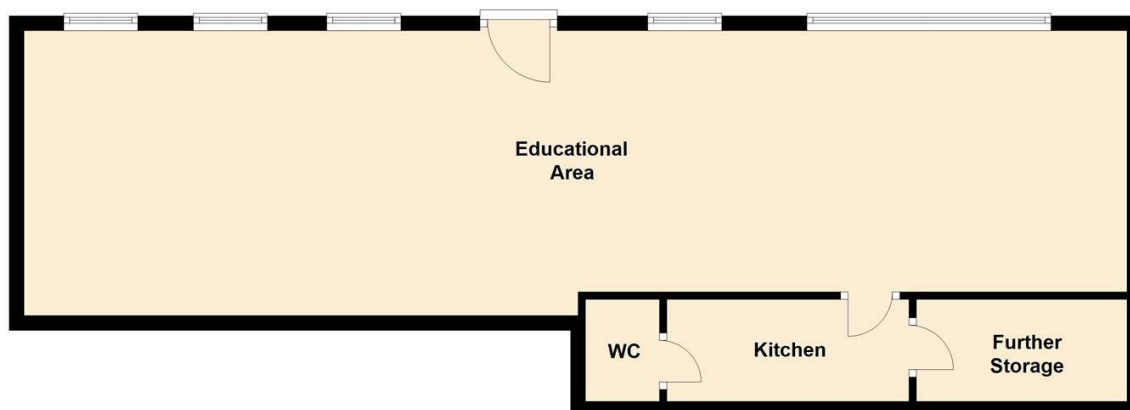
In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>

4-6 Bewell Street

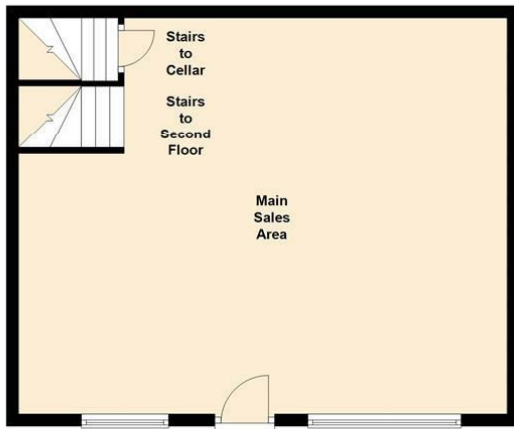
Ground Floor

Approx 764 sq.ft



48 Eign Gate

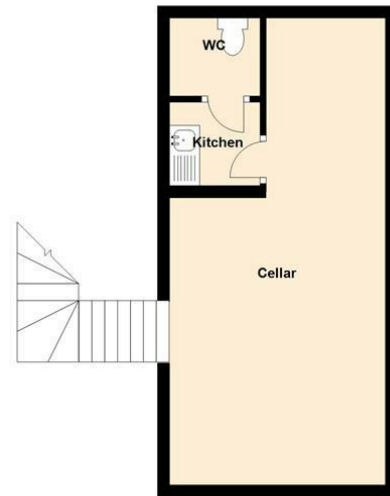
Ground Floor
Approx 505 sq.ft



Second Floor
Approx 472 sq.ft



Cellar
Approx 364 sq.ft



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