emanueljones

For Sale

Wilson Chambers, 12/13 Commercial Street

Hereford, HR1 2DB

8,059 sq ft (748.70 sq m)

- Mixed-use investment
- Suitable for redevelopment STP
- Quoting £650,000 for the Freehold interests

029 2081 1581

www.emanuel-jones.co.uk

Location

Hereford is the county capital of Herefordshire with a population of approximately 60,000. The city lies approximately 137 miles to the west of London and 48 miles south west of Birmingham. The area has good transport links with the A49 running through the city leading to the M50 motorway and various dual carriage ways leading to South Wales and the M5 motorway. Train journeys to London and Birmingham are 3 hours and 1.5 hours respectively.

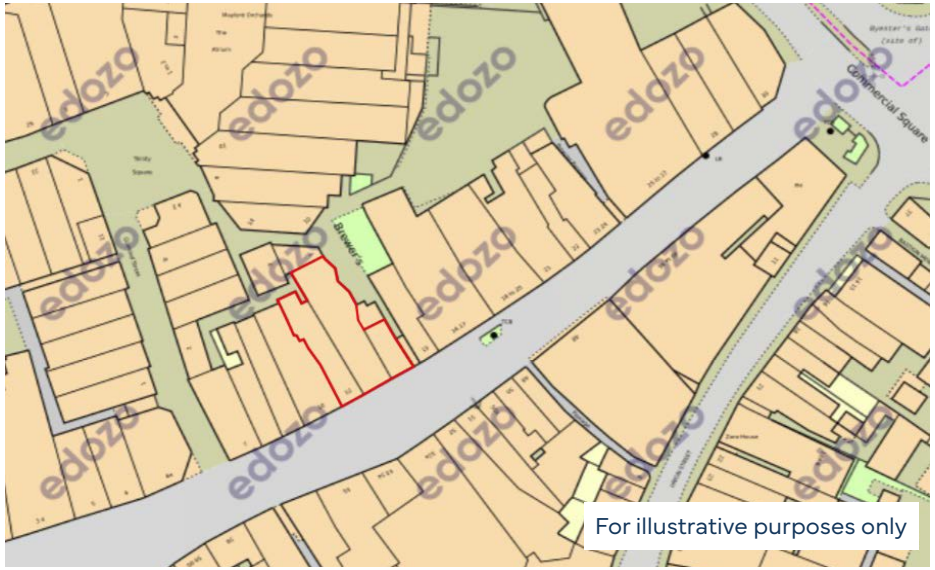
12-13 Commercial Street is located within the pedestrianised retail centre of Hereford. The property is situated a short distance from High Town and the key junction of Commercial Street and Commercial Square. Notable retailers within the immediate vicinity include Greggs, Sports Direct.

Description

The property comprises a three storey building situated within the Central Conservation Area of Hereford. The property is accessed from Commercial Road. The ground floor and basement are occupied by Burger King, with the basement being converted to provide tank system and ancillary staff and WC facilities. The offices "Wilson Chambers" are self-contained and are accessed via a stairway from Commercial Road and divided into individual offices occupied by a mixture of users. There are W/Cs and kitchen facilities for the use of these occupiers.

The upper floors provide an opportunity for redevelopment to residential accommodation, subject to obtaining necessary consents.

It should be noted that the property extends over the Greggs. The Greggs is not included in the sale.



For illustrative purposes only

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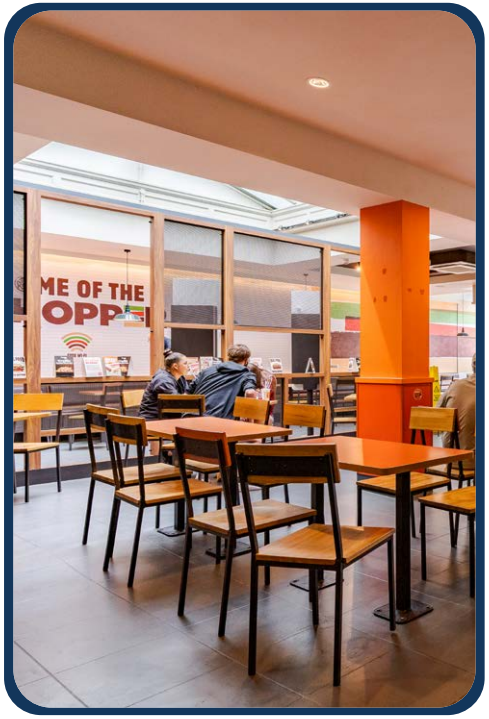
BURGER KING

BURGER KING
Don't bin your receipt.



Accommodation

Floor	Description	Tenant	Area (sq ft)	Rent (P.A.X)	Lease Start	Lease Expiry	Comments
Basement	Ancillary	Royale Devco Ltd T/A Burger King	1,305	£42,000	26/04/2019	25/04/2039	Effective FRI lease. Tenant break & rent reviews on 26/04/2034. EPC B(47)
Ground	Sales	(Company No: 10980858)	3,553				
First	Office 1	Sadie Snell	232	£2,600	01/11/2025	31/10/2030	Annual tenant options to break. Rent review on 01/11/2028. Service charge contribution of £750 pa + insurance. EPC D(92)
First	Office 2	Louise Padian	155	£1,750	01/11/2025	31/10/2030	Annual tenant options to break. Rent review on 01/11/2028. Service charge contribution of £750 pa + insurance. EPC D(92)
First	Office 3 & 4	Ellis Properties	645	£5,750	01/06/2026	31/05/2028	There are no options to break or rent reviews. Service charge contribution of £1,500 pa + insurance. EPC D(92)
First	Office 5 & 6	Kevin Morris	475	£3,900	01/03/2025	29/02/2028	Annual tenant options to break. There is no rent review. Service charge contribution of £1,100 pa + insurance. EPC D(92)
First	Office 7	Caroline Saez	172	£1,750	01/11/2025	31/10/2030	Annual tenant options to break. Rent review on 01/11/2028. Service charge contribution of £250 pa + insurance. EPC D(92)
Second	Office 8 - 13	Meadow Psychology Services Ltd (MPS)	1,470	£10,000	25/03/2024	24/03/2029	Tenant option to break on 25/03/2027 and 25/03/2028. There is no rent review. Service charge contribution of £400 per month rising £20 per month per annum + insurance. EPC D(92)
Second	Kitchen		52				
			8,059	**£67,750**			

Covenant Details

Burger King UK operates as a master franchise model controlled corporate entity BKUK Group Limited, which is backed by the private equity firm Bridgepoint. The business structure uses BKUK Devco Limited as a key holding and development vehicle for expanding its restaurant portfolio. The chain operates 574 restaurants across the UK, of which 284 are directly company-owned and managed, with the remainder run by sub-franchisees. The business employs roughly 6,000 people nationwide. They have a Credit Safe risk score of 51 (Low Risk).

The office occupiers on the upper floors comprise a mix of local businesses with flexible leases held both in limited compranies or personally by business owners.

Tenure

The property is owned under four separate freehold titles - HW133381, HE44732, HW36642 and HE9130. It should be noted that the ownership extends over the Greggs to create a 'flying freehold'. The Greggs is not included in the sale.

VAT

The ground floor has been elected for VAT but the upper floors have not.

Proposal

We have been instructed to seek offers for both freehold titles only. Offers are invited in excess of **£650,000** (Six Hundred and Fifty Thousand Pounds) for the freehold interes.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza

Email: david@emanuel-jones.co.uk

carlo@emanuel-jones.co.uk

Subject to Contract & Availability.

Contact Us:

029 2081 1581

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.