



## 44-52 Berrington Street Hereford, HR4 0BJ

City centre commercial property suitable for multiple uses as retail, leisure or residential redevelopment (subject to planning), 1513.29 sq.m (16, 283 sq.ft) on site of 0.35 acre (0.14 ha).

**FOR SALE OR TO LET**  
**Guide price £895,000**  
**Guide rental £80,000 pa**



**Arkwright  
Owens**

[herefordshireproperty.com](http://herefordshireproperty.com)

## Introduction

44 - 52 Berrington Street is situated towards the upper/northern end of Berrington Street and is within walking distance of the City of Hereford. The site is surrounded by car parks in Berrington Street, West Street, Little Berrington Street, and Aubrey Street. The building has a frontage to Berrington Street of 40m and a depth of 35m with views of Hereford Cathedral to the east and an open view across a surface car-park to the west and benefits from a south facing aspect.

## Location

Berrington Street is a one way street parallel to Aubrey Street and Broad Street within walking distance of The Hereford Cathedral, Bridge Street and King Street. St. Thomas's Quarter, nearby consisting of restaurants called The Bookshop, The Burger Shop, The Green Dragon Hotel, public houses and café's, close by. The building is visible from the A49 ring road which has 43,000 vehicles passing every day.

## Description

There are nine intrinsic parts to the building of very different periods. As a whole the building is a Grade II Listed building although much of the original building has been mutilated to adapt the building into leisure uses before WW1 and after WWII. Before the chapel was built there was a terrace of houses across the entire frontage which were adapted with a façade as an entrance into the chapel. As the uses evolved into a cinema and theatres more extensions were added. Herefordshire Council & Historic England negotiations suggest safeguarding the remaining north wall as the surviving element of the chapel while retaining the terraced houses across the frontage. The largely modern additions of the two stages, the second fly towers and west extension would be suited to being demolished to create residential flats around the central courtyard.

## A short history of the building

The buildings have changed quite radically over the decades since 1780's when a chapel was designed and built by The Countess of Huntington Connexion as a non-conformist Methodist chapel and had closed by the 1880's.

Then used as The Beethoven Hall to sell pianos by N Hein & Co. Then converted into a Picture house and by 1919 was renamed The Palladium Cinema. The building was extended again by 1928. By the 1930's the cinema had been re-seated and was more about live shows and theatre, with a capacity of 600 people.

By 1946 the building was enlarged to form The County Theatre. In 1950's became part of The Miles Byrne chain of cinemas but closed in 1957. Reinvented into a ball room by night and roller skating rink by day.

Remodelled again in 1962 into the New Regal Theatre with the basement of the stage being used as a café into the 1970's.

Sold to Gala Bingo (part of the Coral Group) extended in the late 1980's to increase capacity further and rebranded in 2018 as Buzz Bingo. Buzz Bingo closed in September 2020 as a result of Covid-19 epidemic.



## ACCOMMODATION (Net Internal Area)

Ground Floor	966.19 sq.m	10,400 sq.ft
First Floor	369.1 sq.m	3,973 sq.ft
Basement	178 sq.m	1,915 sq.ft
<b>Total</b>	<b>1513.29 sq.m</b>	<b>16, 283 sq.ft</b>

Measurements approximate

## Ground floor

- Reception
- Mens & ladies wc's
- Slot rooms
- Offices
- Main halls
- Food & retail areas
- The stage
- Plant rooms
- Goods in area

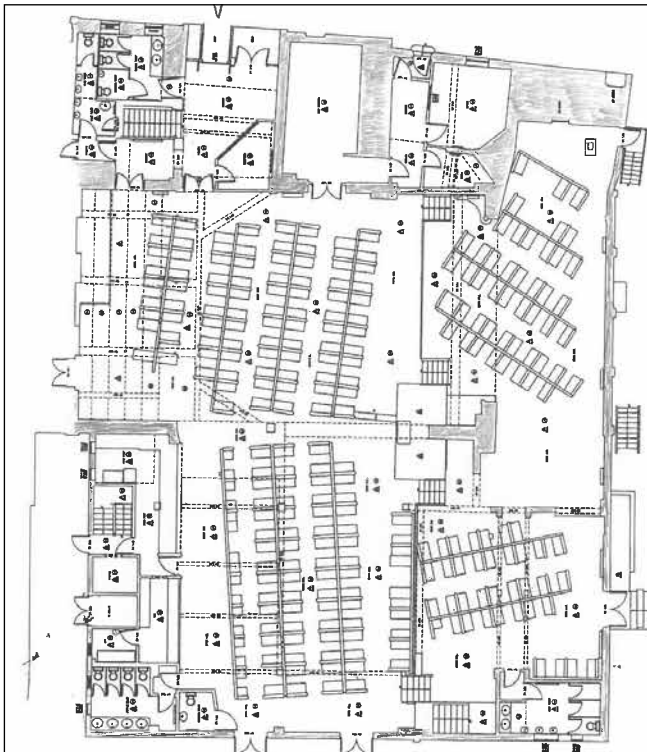
## First floor

- Managers office
- Staff offices
- First floor cinema seating
- Party room with bar areas & stores
- Former cinema projection room & store



### To let on full repairing & insuring lease

The premises would be suitable for a retail use with two large open rooms for displaying items for sales. Toilets, staff rooms and offices. Goods in access from side car-park.



### Cellars

Below the front range of former houses, making up the reception and WC's, slot rooms and offices evidence of lower ground floor areas. Within the 1980's rear extension to the main hall server/bar with cellar beer store. There is a long room subdivided into boiler rooms and utilities room.

### External area

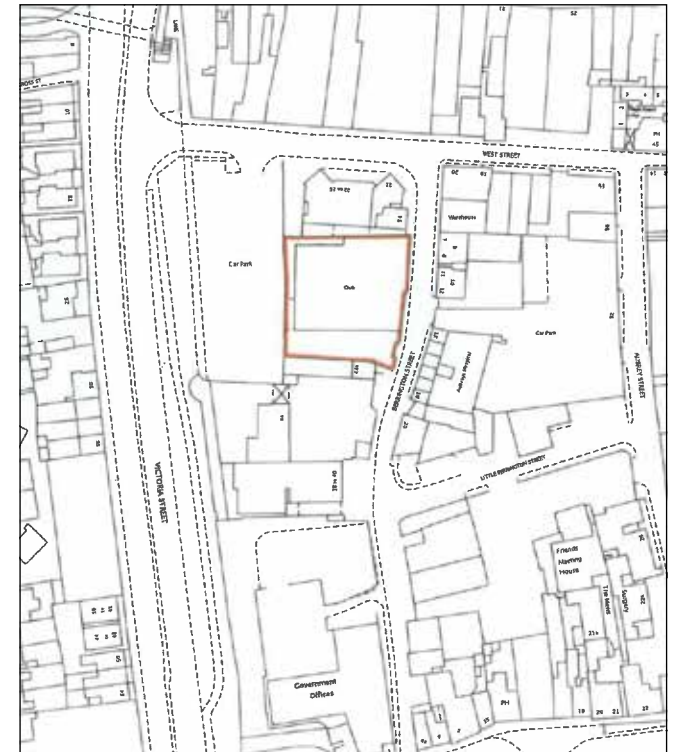
At the rear of the modern elevation built in the late 1980's there is pedestrian access to a covered rear smoking area bordered by the brick and dressed stone boundary wall.

### Emergency fire escapes

There is a north and west and south fire escape around the building. The frontage faces east and has direct street access into the premises and the car-park.

### Car-parking

The side car-park/loading area has parking for 10 cars with space for deliveries, on south elevation. The spaces are currently let out to local businesses.





### Potential for residential redevelopment

The owners have had an extensive Historic Impact Assessment carried out, as well as structural surveys, and architectural assessments to support a pre planning application and further assessments to form conceptual planning and design of the redevelopment resulting in an application to Historic England. The next stage would be to make a full planning application for 30 x 1 bedroom apartments.



### Services

Mains gas is connected, Mains electricity - Three Phase 75 KVA connected. Mains Water & drainage connected.



### VAT

The property is not VAT registered.



### Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



### For sale or to let

Guide price £895,000 freehold with vacant possession.  
Guide rental £80,000 pa



### Business rates

From 1st April 2023 RV £12,800

### Use class order 2020

E



### EPC

Band E - 9422-3017-0309-0000-9171



### Disclosure of interest

The selling agents have an interest in the company that owns the freehold.



### Viewing

Viewings are strictly by prior appointment via Arkwright Owens Chartered Surveyors.  
Email: [arkwrightowens@btinternet.com](mailto:arkwrightowens@btinternet.com)

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Julian Owens 07855 744821**

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