

A photograph of a red brick building with a balcony and a stone lion on a wall. The building is a two-story structure with a gabled roof and a prominent chimney. A balcony with a black metal railing is visible on the second floor. A stone lion is perched on a brick wall in the foreground. The sky is blue with some clouds. A green banner is overlaid on the top right of the image, and a green banner is overlaid on the bottom left of the image.

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**40 Aubrey Street,  
Hereford HR4 0BU**

Commercial Store & Premises.  
Former Uses, Catering, Gym,  
Tattoos, Stores & residential.

**Guide Price Freehold: £365,000**

## Introduction

40 Aubrey Street is a commercial building which has been used as a photography studio, a caterer's workshop, a social club, ladies only gym and a Tattoo Studio. The property could be used as an office or small retail warehouse subject to planning change of use. At first floor there is a studio flat which is currently rented out providing an income. The building has a Fire alarm system with emergency lighting and a side fire exit. Air conditioning units by LG. The main area has a vaulted ceiling with a height of 5.18m and the reception area (below the flat) has a ceiling height of 2.37m.



## 40 Aubrey Street, Hereford

### Location

Aubrey Street is close to the centre of Hereford parallel to Broad Street with access from King Street and West Street and Little Berrington Street. 40 Aubrey Street is close to several car-parks within pedestrian access to Hereford City centre.

### Accommodation

External width of parking area 7.19m x 7.94m part covered with external access ramp to double doors with side windows.

Reception 4.82m x 4.63m

Lobby to Disabled WC 1.97m x 3.67m

Disabled WC 1.5m x 2.2m with non-slip flooring, wash hand basin, Dyson air blade, Creda wall heater.

Under mezzanine area 9.12m x 7.44m with ceiling height of 2.14m with LED spot lighting and air conditioning.

Mezzanine via metal staircase with hand rails 5.11m max x 7.5m, four pendant lights, polycarbonate roof light & air conditioner. With two private treatment rooms.

### Parking

There is parking in front of the building for three cars (and there is a white line painted across the frontage which is for the benefit of the 40 Aubrey Street. There are three private car-parks nearby as well as on-street car-parking.

### Measurements

Ground Floor Internal Storage	9.35 sq.m
Ground Floor Accommodation	92.31 sq.m
Mezzanine Internal Storage	40.28 sq.m
Total	141.92 sq.m (1527sq.ft)

### Guide Price

Freehold £365,000 for sale with vacant possession on completion.



### Studio Flat Accommodation

Accessed via external stairs to a west facing balcony, pair of wooden part glazed doors into an open plan kitchen dining sitting room with a bedroom and a shower room and WC.

### Flat

#### Door into:

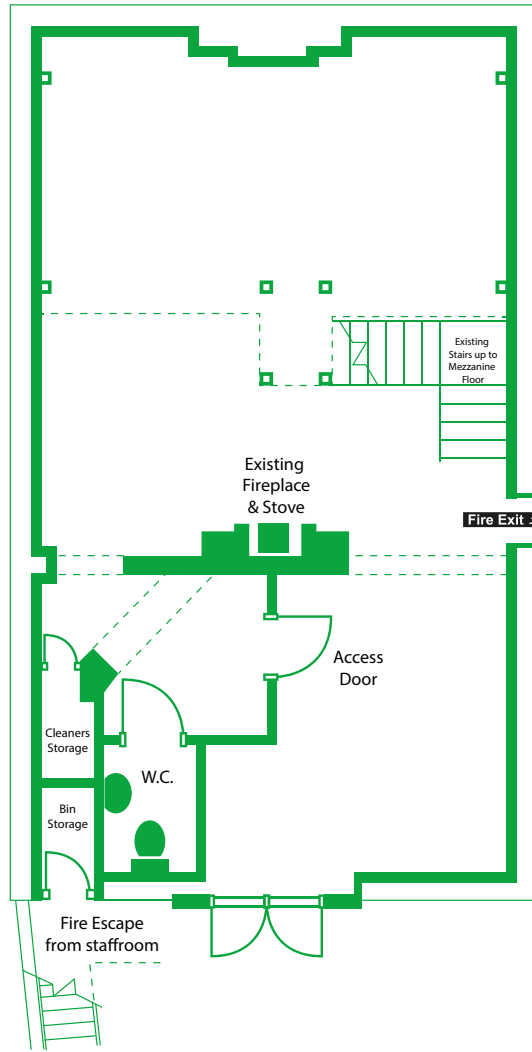
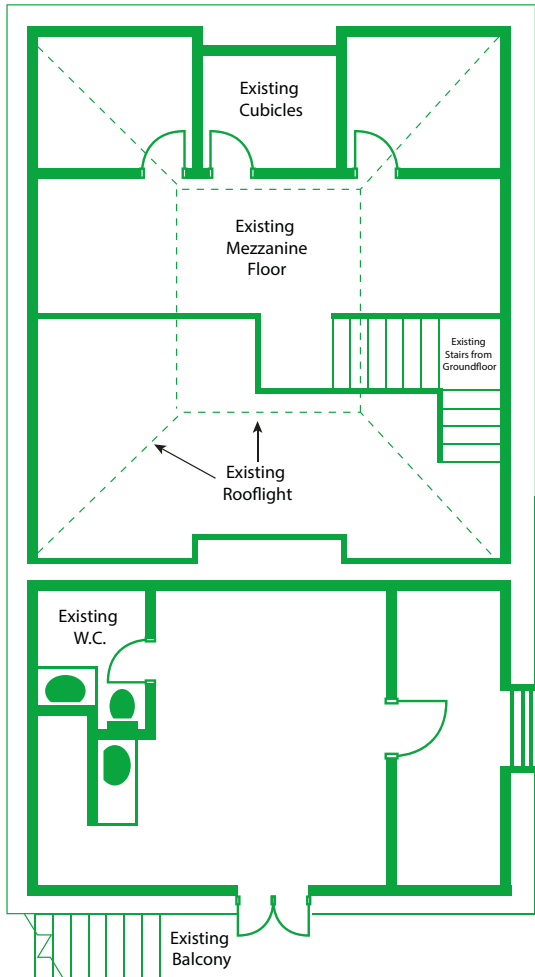
SITTING ROOM 15' x 6' (4.5m x 1.8m)

KITCHEN AREA 10'5" x 9'4" (3.2m x 2.8m)

BEDROOM 15'1" x 6'6" (4.6m x 1.9m)

Hall with storage

Shower / WC





### Services

Mains electricity, mains water & mains drainage. The ground and first floor flat has a gas fired heating system. Air-conditioning is also available.



### Business Rates

The Rateable Value is £7,500. For more information contact Herefordshire Council Business Rates Team - 01432 260000.



### VAT

The Freehold is not VAT Registered, so VAT is not payable on the purchase price.



### Planning Use

Previous planning uses have been B1/B8 Class of the Town & Country Planning (Use Class) Order 1987. The existing planning use is SUI GENERIS Tattoo Studio. During the 1990's the premises were used as a photography studio and access was via a right of way crossing neighbouring land. In 2004 planning was granted to change the whole building into a single dwelling. In 2008 the premises were used as a ladies only gym. Further information available on request from the Agent.



### EPC

Commercial premises, Ground floor - Band C Ref: 9559-5638-1648-7467-7732



### Sole agency with sole selling rights

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors.

**Telephone 01432 267213 or Julian Owens 07855 744821**

**Arkwright  
Owens**

herefordshireproperty.com

Berrington House  
2 St Nicholas Street  
Hereford HR4 0BQ

[www.arkwrightowens.co.uk](http://www.arkwrightowens.co.uk)

**T:** 01432 267213

**F:** 01432 279968

**E:** [arkwrightowens@btinternet.com](mailto:arkwrightowens@btinternet.com)

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

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