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TRADITIONAL SMOKED  
MEAT & GAME

IMPERIAL  
CHAMBERS

LONGHORN  
BARBERS

**FOR SALE**

**Imperial Chambers  
24 Widemarsh Street  
Hereford HR4 9EP**

Mixed use investment property of retail &  
residential accommodation for sale

**Guide Price: £825,000**

## Situation

Imperial Chambers is situated on the east side of Widemarsh Street close to Maylord Street which leads to Maylord Orchards shopping centre redeveloped in the 1980's along the original street pattern of the City.

Widemarsh Street is the main shopping street in Hereford due to the large amount of footfall passing between High Town and the Old Market built by British Land.

A mixed use redevelopment scheme of over 300,000 sq.ft of food & leisure & retail outlets, Waitrose Supermarket, car-parking, offices of M&M Direct, Matalan & the home of The Beefy Boys, En Steak, En BBQ, and Miller & Carter to name of few restaurants that accompany the ODEON cinema.

The Hereford BID figures will show the pedestrian flow is significant at all times of the year.

## Description

Imperial Chambers is a mixed use building with retail on the ground and basement levels and residential apartments at first and second floors with communal car-parking at the rear off Maylord Orchards service yard.

The whole property has a wealth of character with period features with sash windows, fireplaces, high ceilings and generous proportioned rooms.

## ENTRANCE HALL

**2.1m x 6.4m (6'9" x 21')**

Steps from Widemarsh Street into a wide front hall with hardwood floors with period doors to two retail areas leading to staircase to first floor.

# Commercial Property – Ground floor Accommodation



Charcuterie Shop interior

## Retail area 1

### LET TO CHARCUTERIE HEREFORD

A delicatessen specializing in small producers of cured meats, chorizo, and tapas including a private dining experience for up to 14 people. The company works at trade fairs and events nationally throughout the year and is established in Herefordshire as a High Quality Supplier of cured meats.

### FRONT SALES ROOM 1

**4.2m x 7.3m (13'8" x 24')**

### REAR SALES ROOM 2

**6.3m x 3m (20'7" x 9'10")**

### BASEMENT ROOM

**4.7m x 4.3m (15'4" x 14'10")**

Access from staircase in the ground floor front hall.

### REAR CORRIDOR

**11.7m x 1.015m (38'4" x 3'3")**

Wood flooring, bulkhead lights, fire alarm equipment, obscure metal framed window to courtyard.



## WC

**3.7m x 1m (12'2" x 3'3")**

Low level WC, wash hand basin above cupboards, obscure glazed window, mirror, light, Triton water heater,

## STORAGE ROOM

**2.5m x 2.4m + 1.1m x 1.3m**

**(8'2" x 7'9" + 3'6" x 4'3")**

Linoleum flooring, spotlights, UPVC window with security bars, fitted kitchen with work-surfacing, wall cupboards, external door for deliveries.

## STORE ROOM

**2m x 3.2m + 2.4m (min) x 3.6m**

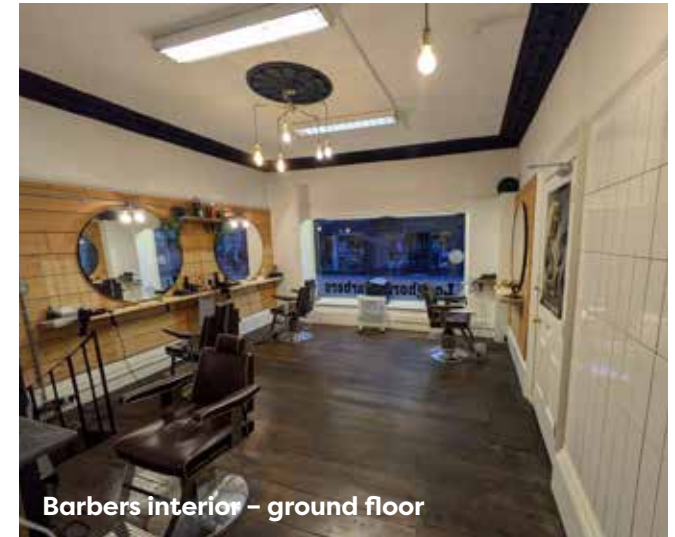
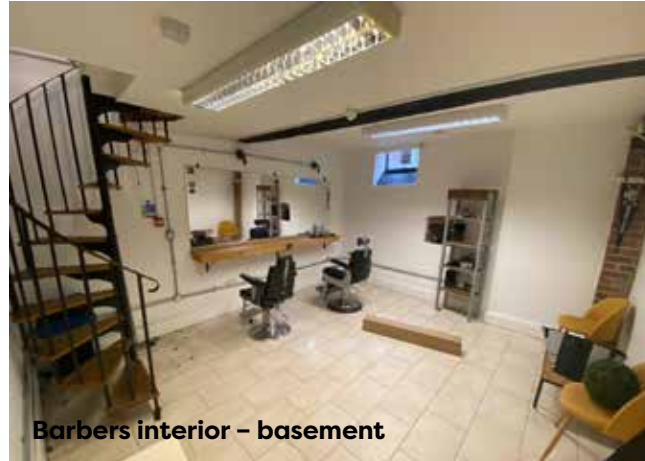
**(6'6" x 10'6" + 7'9" x 11'9")**

Linoleum flooring, step between two rooms, spot lighting, UPVC window, work surfacing around room with areas of storage below.

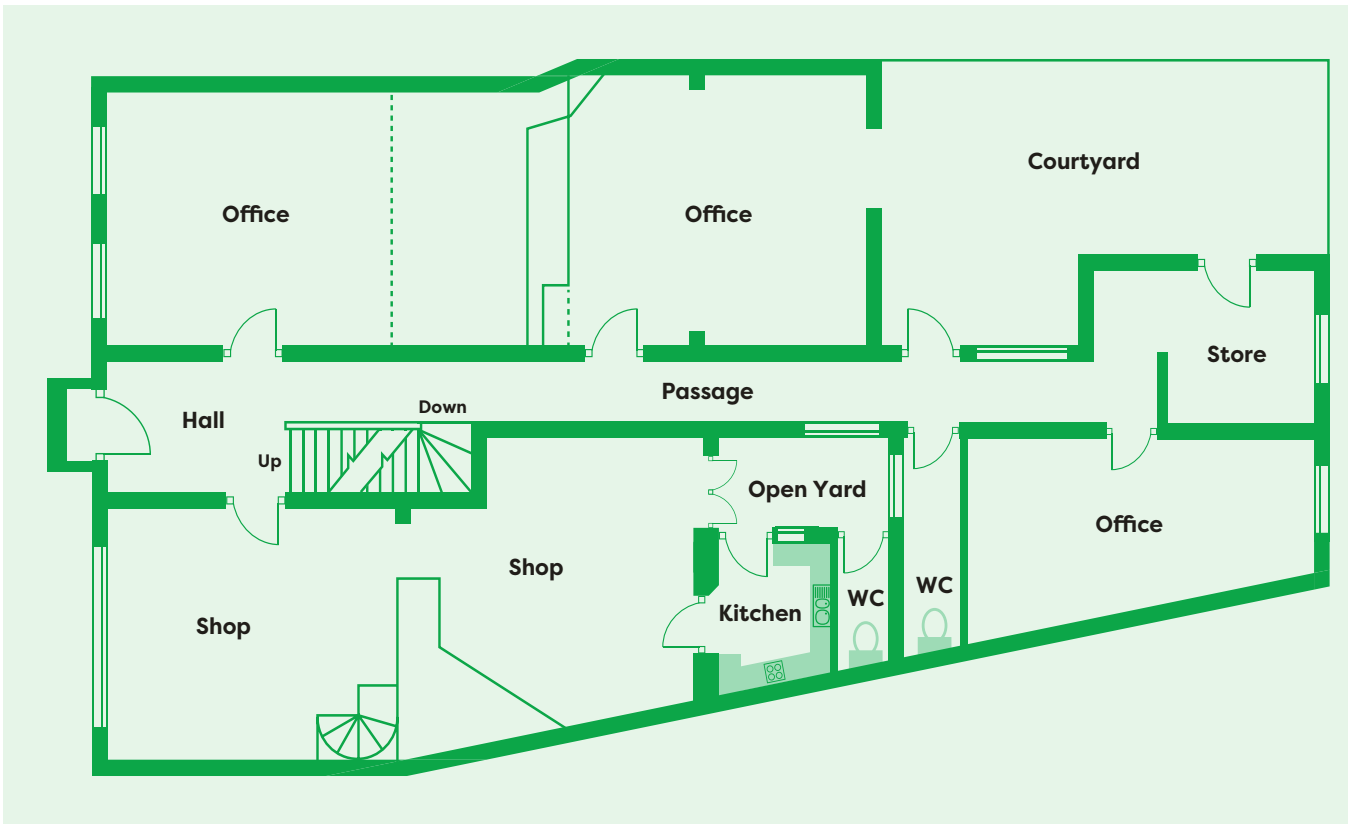
## GROSS INTERNAL AREA:

**108 sq.m (1,162 sq.ft)**

# Commercial Property – Ground floor Accommodation



Barbers interior – ground floor



## Retail area 2 LET TO LONGHORN BARBERS

With large shop front window displaying to Widemarsh Street, an original chimney breast between the two sales areas, and access to basement via a spiral staircase third cutting room. Wood strip flooring, stylish interiors, spotlights. The retail area has its own WC and courtyard and a staff room/kitchen.

**FRONT RETAIL AREA**  
4.25m x 3.7m (13'10" x 12'2")

**SHOP DISPLAY WINDOW**  
3m x 0.4m (9'8" x 1'5")

**REAR SALES AREA**  
5m (Max) x 3.7m (16'5" x 12'2")

**STAFF ROOM & COURTYARD**  
2.9m x 1.5m (9'5" x 5')

**WC**  
2.3m x 1m (7'5" x 3'3")

**BASEMENT**  
(ACCESSED VIA SPIRAL STAIRCASE)  
4.7m x 4.3m (15'4" x 14'10")

**GROSS INTERNAL AREA:**  
61 sq.m (660 sq.ft)

# Residential Accommodation

Two large two bedroomed apartments on the first & second floors. Both apartments are let on Assured Shorthold Tenancies.



## STAIRCASE TO FIRST FLOOR

A wide period staircase with elaborate balustrading and handrail.

## Apartment 1 – First Floor

Edwardian style panelled front door.

### HALL

**3'9" x 15'10"**

Close carpeted room with "William Morris" style wall-paper, rear hall with part glazed door with fan light, and east and south facing sash windows with secondary glazing. Wall mounted entry phone system, radiator with control valve, emergency lighting, power point, wall mounted thermostat and central light.

### CLOAKROOM

**3'8" x 3'7"**

Well decorated room with dado rail, corner wash hand basin, low level WC, and extractor fan.

### CUPBOARD

Used as storage for the gas fired boiler system and room for freestanding electrical appliances.

### KITCHEN / BREAKFAST ROOM

**9'8" x 16'7" + 4'5" x 6'4"**

Sanded and stained floorboards, moulded skirting boards, marble fireplace with built-in display cupboard. Fitted kitchen with integral appliances including: fridge, washing machine and double electric oven with gas hob. Extractor fan and marble

effect work surface and ceramic 1.5 bowl with mixer taps. There are two sash windows facing east with shutters and blinds. The ceiling has a plaster cornice and two wall light fittings, TV aerial and four double power point sockets.

### SITTING ROOM

**13'6" x 24'1"**

A generously apportioned sitting room with candelabra central light fitting, fire place with marble surround and slate hearth with gas coal effect fire. Two sash windows with secondary glazing and window shutters. High-level skirting board, plaster corning, ceiling roses. Brass faced electrical switches and three radiators with thermostatic control valves.

### HALL / DRESSING ROOM

**7' x 5'10"**

Close carpeted, decorative architraves and central light. Sash window to Widemarsh Street.

### BEDROOM 1

**13'9" x 15'11"**

Close carpeting, ceiling rose and plaster cornices, moulded skirting board, feature cast iron fireplace with part marble surround and cast iron fire grate. Two wall light fittings and two radiators with control valves.

### BATHROOM

**7'9" x 9'6"**

Stained floorboards, corner bath with wall tiling. Stainless steel showing fitting. Extractor fan.

### REAR HALL

**7'2" x 4'2"**

Stained floor boards, east facing sash window with secondary glazing.

### BEDROOM 2

**8'5" x 13'6"**

Exposed floorboards, east facing sash window with secondary glazing and radiator with control valve

Cast iron fireplace with timber surround. Power points and central light.



## Apartment 2 – Second Floor



### STAIRCASE TO SECOND FLOOR

A wide period staircase with elaborate balustrading and handrail.

### FRONT DOOR

Entrance door with Edwardian style six-panelled door.

### HALL

8' x 7'

Close carpeted, radiator with control valve and cupboard housing the combi-gas boiler. Entry phone and wall mounted thermostat. East facing sash window with secondary glazing. Pine door with leaded light glazing.

### KITCHEN

10'5" x 17'2" (A large kitchen)

Moulded architraves to doors, high level skirting boards and vinyl flooring covering breakfasting area, radiator with control valve, central light and cast iron fireplace with surround. Marble effect work surfaces with tiled splash-backs, 1.5 bowl stainless steel sink and drainer, integrated fridge, space for a washing machine, built in dryer and electric oven and hob. South & east facing sash windows with shutters, secondary glazing with blinds.



### SITTING ROOM

15'4" x 13'10"

Two east facing sash windows with secondary glazing, one window with access to a fire escape. Gas coal-effect fireplace with slate hearth and painted timber surround. Central light, radiator with control valve, power points, TV aerial point.

### SIDE HALL

3'9" x 7'8"

Steps up from Kitchen with close carpeting, pine panelled doors and book shelf.

### BATHROOM

10'5" x 8'4"

Floor covering, half tiled room with Velux window providing natural light from above. Edwardian style bathroom suite, with separate shower cubicle with shower fitting, bath, bidet and pedestal wash hand basin. Extractor fan and light, radiator with control valve. Light airy and spacious bathroom.

### BEDROOM 1

13'10" x 16'10"

Close carpeting, panelled pine door, two sash windows with secondary glazing and one large Velux window. Six power points, telephone point, central light, large radiator with control valve. Smoke alarm and fire alarm bell.

### HALL

6'10" x 3'5"

Carpeted hall with moulded skirting board, central light and emergency lighting.



### STORAGE ROOM

6'10" x 6'2"

Sash window with secondary glazing, radiator with control valve. Fitted originally as a shower room with hidden pipes and drains under carpeting. Fittings could be re-installed.

### BEDROOM 2

13'7 x 16'9"

Close carpeted room, pine panelled door with fluted architraves and radiator with control valve. Three double power points, aerial & telephone point and pendant light.

### COMMUNAL CAR PARKING AT REAR

The property has an area of car-parking at the rear for two cars, which is used by the retail shops for deliveries and the apartments can use the area by liaising with the ground floor retailers.





### Services

The property has individual services to each property, mains water & drainage, mains electricity and mains gas. There is a mains powered fire alarm system covering the shops and apartments, serviced regularly by the owners. Both apartments have had new boilers in recent years.



### Council Tax

- Apartment 1 Band B
- Apartment 2 Band B



### Anti Money Laundering (AML)

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



### Business rates

- **Ground Floor Left**  
Shop & Premises  
1st April 2023  
Rateable Value £9,000
- **Ground Floor Right**  
Barbers & Premises  
1st April 2023  
Rateable Value £9,700



### Investment income

Leases & Tenancies available from the Selling Agent on request.



### EPC

- **Ground Floor Left**  
EPC-C Certificate no.  
9466-1018-6001-3414-9042
- **Ground Floor Right**  
EPC-D Certificate no.  
6972-6865-9504-3003-2095
- **Apartment 1**  
EPC-C Certificate no.  
0532-2874-7630-9725-8251
- **Apartment 2**  
EPC-E Certificate no.  
8992-6724-9960-6796-4992  
(to be updated).



### Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

**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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