



Golden River

Union Street, Hereford, Herefordshire, HR1 2BT

Freehold £750,000

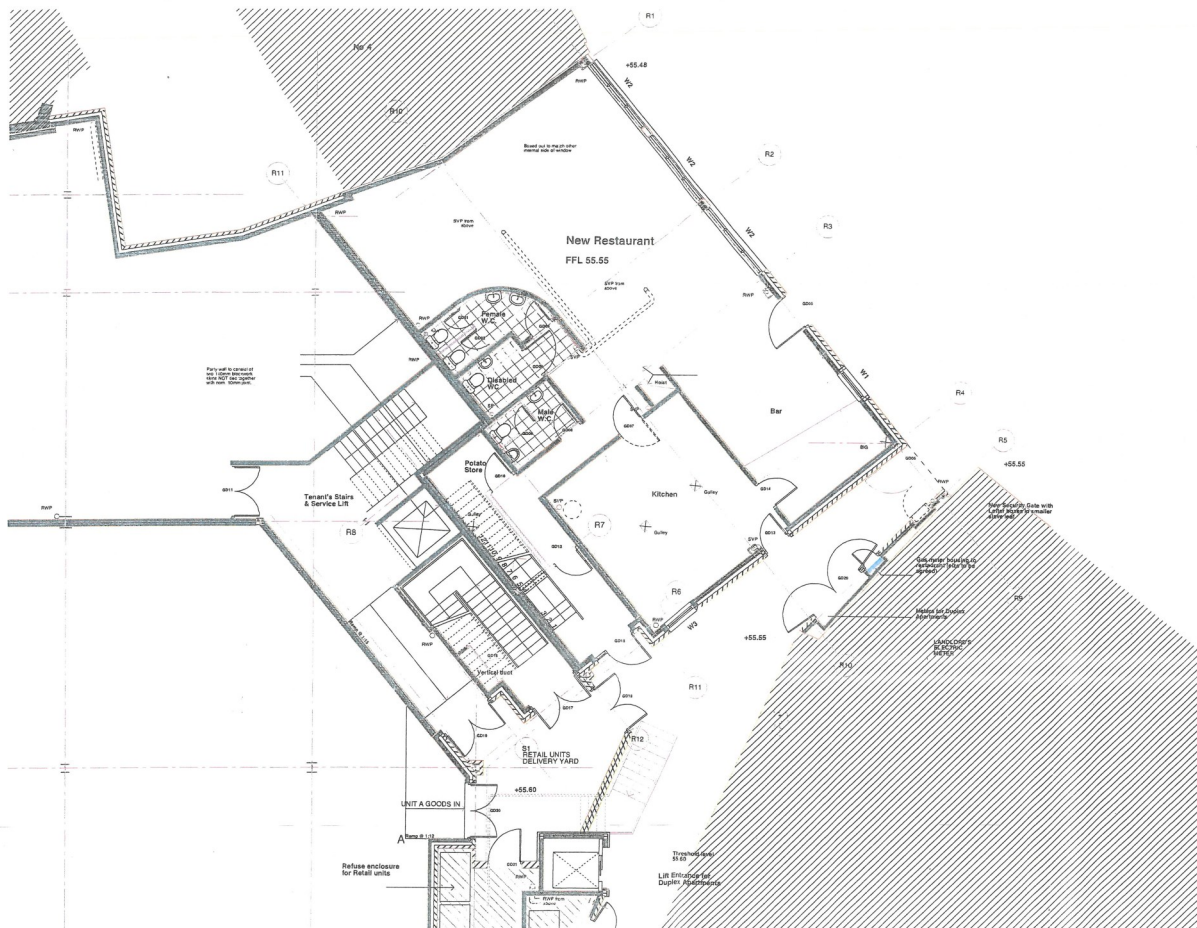
- Prominent town centre location
- Substantial property of modern construction
- Ground floor restaurant and kitchen
- First floor storage area
- Three separate flats
- Potential for investors

Ref: 95652

01981 250333

midlands@sidneyphillips.co.uk

SP Sidney
Phillips



7. Submittal key schedule for all materials and finishes
 8. In addition to the key schedule, the contractor shall submit a list of all materials and finishes to be used in the project.
 9. The contractor shall submit a list of all materials and finishes to be used in the project.
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GLAZZARD ARCHITECTS

BUILDING 22, PERSHORE PARK, DROGHEDA, DUBLIN 11

PROJECT: Ground Floor Plan - Restaurant

DATE: 15/01/2017

SCALE: 1:50

BY: J. Glazzard

CHECKED: J. Glazzard

DATE: 15/01/2017

PROJECT: Ground Floor Plan - Restaurant

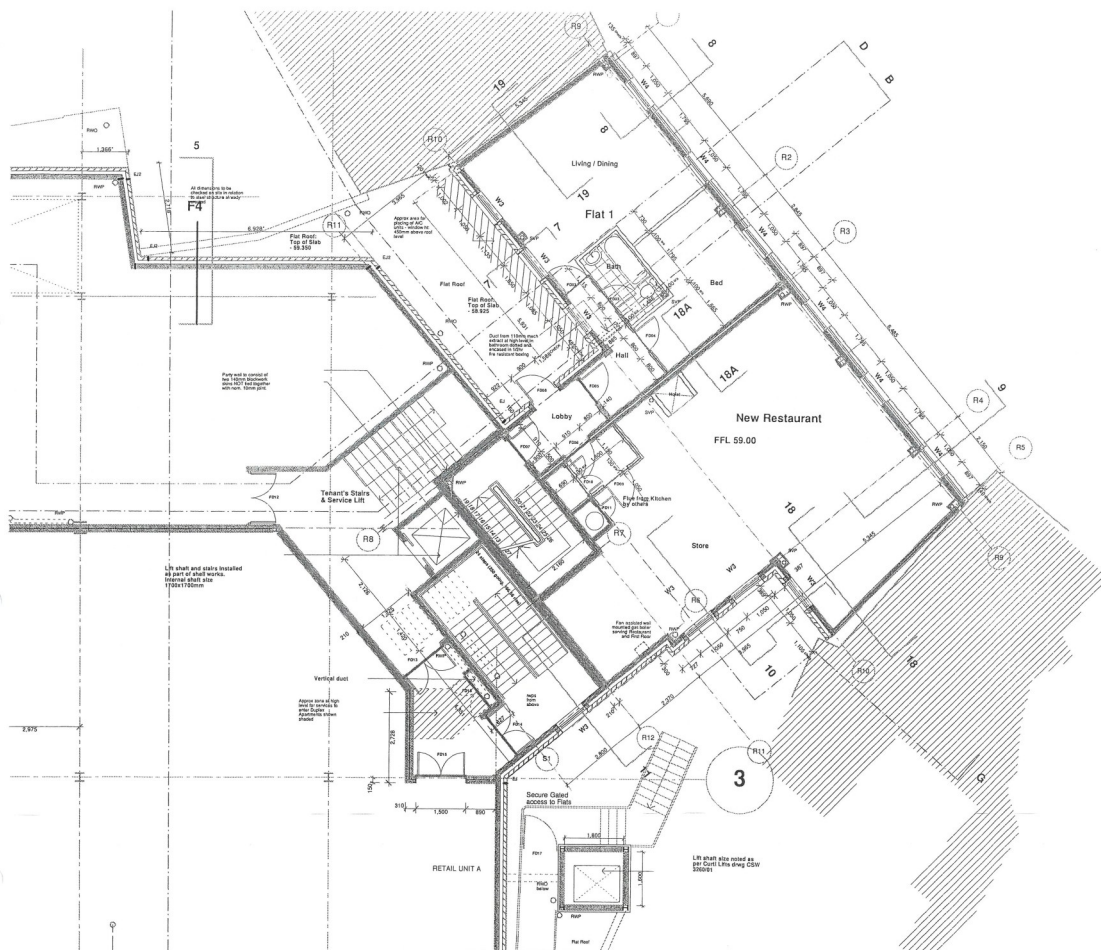
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1. All materials and finishes shall be submitted to the contractor for approval. The contractor shall submit a list of all materials and finishes to be used in the project.
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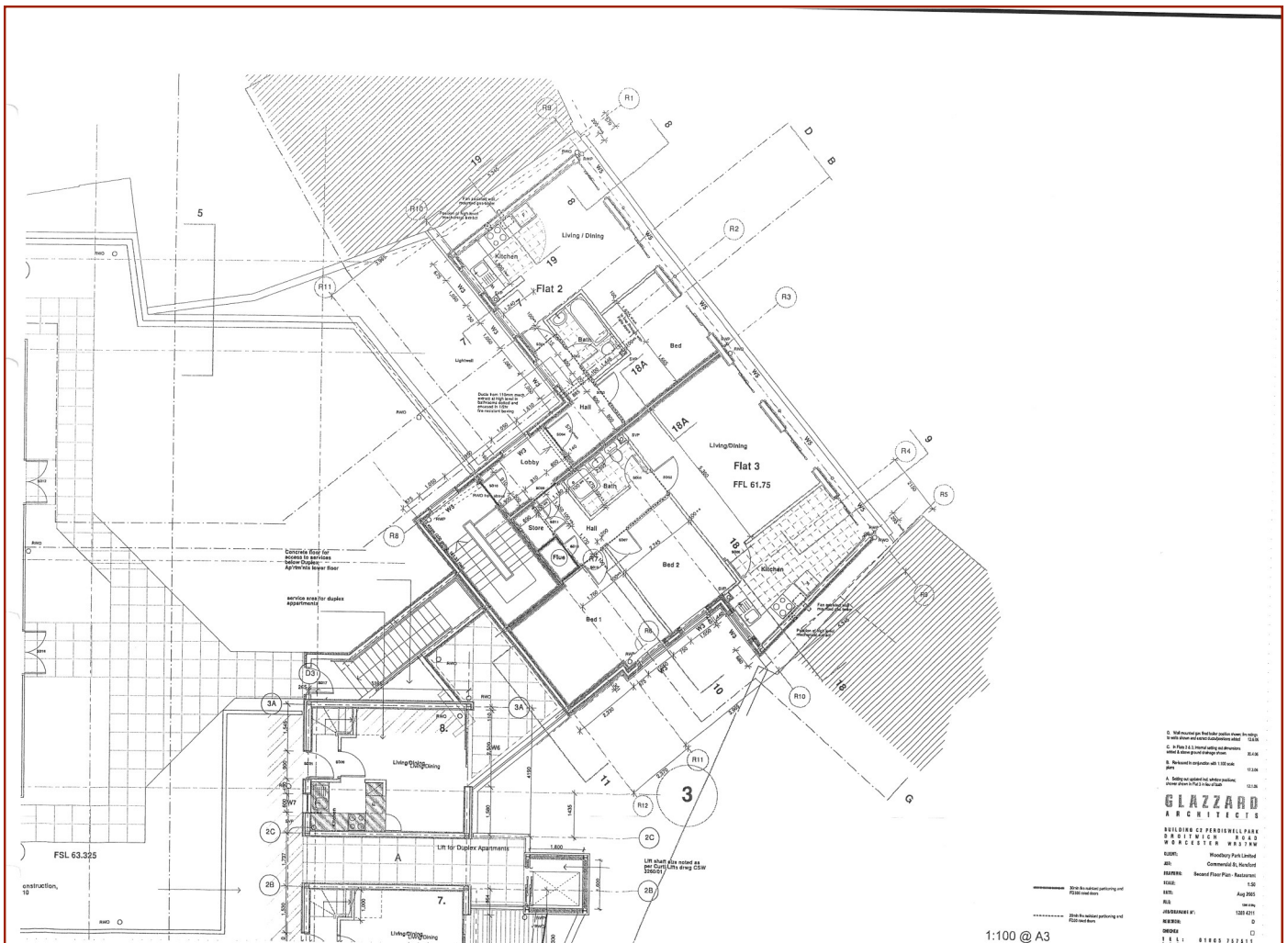
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LOCATION

The cathedral city of Hereford is the county town of Herefordshire and has a population of approximately 60,000. It is the commercial and economic centre for the county and the wider area. It is home to several major employers and a university campus linked to Worcester University. It has good communication links and a main line rail link to London.

The subject property is situated on Union Street at the heart of the busy city centre. It is surrounded by a large number of retail, leisure and residential properties, all of which contribute to a busy footfall of potential customers, and is used by the occupants of the residential element of the building. The property itself offers accommodation over three floors and is of modern construction, being newly built in 2006. It has a modern sandstone clad frontage and a flat roof.

TRADE AREAS

Front entrance into well appointed RESTAURANT seating 72 customers with a tiled floor and bar counter. Electric dumb waiter to first floor. CATERING KITCHEN appointed to a good standard. Ladies, Gentlemen's and Disabled TOILETS. STOREROOM.

First floor

Large STOREROOM including walk in chiller and freezer with dumb waiter. Food PREPARATION ROOM.

RESIDENTIAL ACCOMMODATION

First floor:

FLAT 1: providing an open plan KITCHEN/LOUNGE with additional BEDROOM and BATHROOM.

Second floor:

Two further flats vis.

FLAT 2: with open plan KITCHEN/LOUNGE, BEDROOM and BATHROOM.

FLAT 3: providing open plan KITCHEN/LOUNGE, DINING ROOM, three BEDROOMS and BATHROOM.

EXTERNAL

To the side of the property is a small YARD with a pedestrian right of way to independently owned residential properties at the rear of the subject premises.

THE BUSINESS

The Golden River Restaurant is operated by the vendors and currently trades seven evenings and five lunchtimes per week. The business carries a takeaway menu which historically proved very popular. At present, with the limited hours and no delivery, the business is achieving gross sales of approximately £3,000 per week.

The three flats have always been used by family members and staff, and therefore do not generate income. There is undoubted scope to rent the properties if required as the access is separate to that of the restaurant premises.

TENURE & PRICE

FREEHOLD £750,000 to include goodwill and fixtures & fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

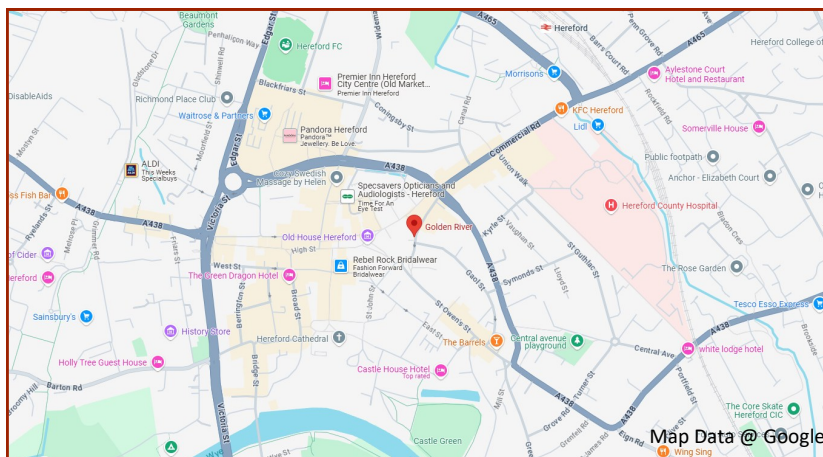
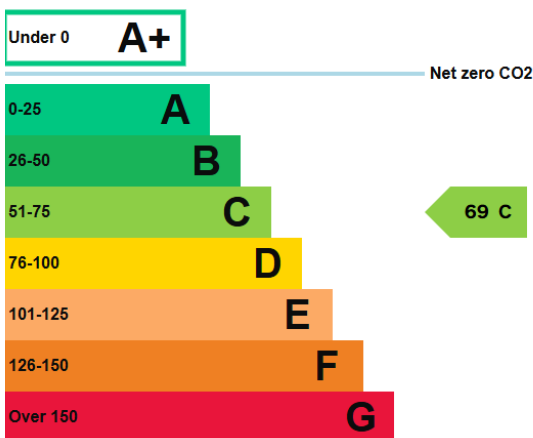
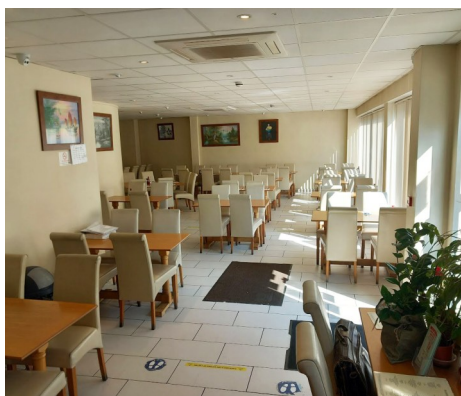
A full premises licence is held permitting the sale of alcohol by retail (on the premises) every day between the hours of 08:00-01:00.

SERVICES

All mains services are connected.

Local Authority: Herefordshire Council

Rateable Value: £35,000 as at 1 April 2023



EPC Reference: 1717-4612-7035-7062-8202

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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