



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

22 EIGN GATE HEREFORD HR4 0AB



FULLY LET PART RETAIL/PART RESIDENTIAL PROPERTY IN
A POPULAR AREA

- Fully let generating £36,600 per annum
- Frontage onto both Eign Gate and Bewell Street
- Popular trading area
- 2 sources of income being residential and commercial

FOR SALE BY ONLINE AUCTION

Guide Price £280,000 +

Location 22 Eign Gate is situated in a prominent position on Eign Gate close to Superdrug and Savers. Tescos is located immediately to the rear of the property, and Hereford High Town is a 1 minute walk to the east.

Description A mixed use investment opportunity comprising a commercial unit and two apartments offered with a current income of £36,600 pa with scope to increase in line with current rents.

The premises comprises of a terraced, part commercial, part residential property accessed directly off Eign Gate.

To the ground floor is a large frontage with access. There is also a separate access on the opposite side of the property, adjoining Bewell Street, with a staircase (covered) leading to the basement retail area which contains a W.C and potentially further retail space.

The upper floors are accessed via a separate door off Eign Gate. The door opens to a communal hallway and staircase, with both flats accessed off the first floor.

Flat A is at the rear of the building and comprises a kitchen/dining/living area, a double bedroom and a family bathroom.

Flat B is to the front of the building. The first floor comprises of an entrance hallway and kitchen/living/dining area. There is an internal staircase leading to the second floor where there are two double bedrooms and a family bathroom.

Accommodation The ground floor has been measured on a net internal basis:

	Sqm	Sqft
Ground floor sales	65.17	701
Basement	64.56	695
Total	129.73	1,396

Occupation All parts of the property are occupied under 3 different agreements, with total annual rent being £36,600.

For a full schedule please contact the agent directly.

Terms We understand the property will be available for £280,000 + at online auction with the joint agents BTG Eddisons on Thursday 22nd October at 12:00.

Please register using the link provided, where interested parties will be able to download the legal pack and bid when the auction is open.

Please see the following link to registration and the auction listing:

https://www.btgeddisonspropertyauctions.com/properties/202609140959sq_q7n5-221026/for-auction-hereford

For further details please contact us or BTG Eddisons directly.

VAT

All figures are quoted exclusive of VAT where applicable.

Business Rates and Council Tax

The ground floor is listed as shop and premises in the 2026 ratings list. It has a rateable value of £14,250.

Both flats are within Council Tax Band A.

Legal Costs

Each side is to bear their own legal costs incurred in the transaction.

Viewing

By appointment with the letting agents:

Sunderlands

Offa House, St Peter's Square, Hereford HR1 2PG

Tel: 01432 356161 opt.4

Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 17 April 2025, updated 12 August 2026, 14, 24 and 28 September 2026.

