



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 3, 9 WALKERS GREEN, MARDEN, HEREFORD, HR1 3DN



SELF-CONTAINED OFFICE ACCOMMODATION IN POPULAR
VILLAGE JUST NORTH OF HEREFORD

- **No Business Rates payable**
- **Ample parking to front of property**
- **Attractive rural position**
- **Easy access to Hereford city**

FOR SALE

£45,000

Location	Unit 3 at 9 Walkers Green is located centrally in the popular village of Marden. The village itself has a large population which is set to increase due to large residential development, and is only 10 minutes from the city of Hereford. On travelling north through the village along the main road the units are located on the left-hand side between the local mini market and a hairdressers.								
Description	The accommodation at Unit 3, 9 Walkers Green comprises a self-contained reception area opening through into a larger office/treatment room. There is a communal access point off the front car park which also provides access to shared WC facilities, with the suite itself being completely self-contained and secure. At the rear of the unit is a door opening up to a quiet and private external area where the village raised gardens are maintained. Significantly there is ample parking associated with the property at the front, and exposure to the main road through the village is good.								
Accommodation	The accommodation has been measured on a net internal area basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Office/treatment accommodation</td><td>31.69</td><td>341</td></tr></table>				Sqm	Sqft	Office/treatment accommodation	31.69	341
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Services	We understand the property benefits from mains electricity, water and drainage.								
Rateable Value	We understand the property is assessed in the 2026 Rating List at a Rateable Value of £2,850. This means that qualifying tenants should be able to obtain maximum Small Business Rate Relief.								
Terms	The property is available to purchase at an asking price of £45,000.								
VAT	We understand VAT is not applicable on the purchase price.								
Legal Costs	Each side is responsible for their own legal costs.								
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter’s Square, Hereford HR1 2PQ Tel: 01432 356 161 (Option 4) Email: james.dillon@sunderlands.co.uk								

The information in these particulars has been prepared as at 6 August 2026.