



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

96 GRANDSTAND ROAD, HEREFORD, HR4 9NR



COMMERCIAL INVESTMENT OPPORTUNITY IN
POPULAR RESIDENTIAL AREA

- **Investment opportunity**
- **Long established occupier**
- **Full repairing terms**
- **Business unaffected**

FOR SALE
£150,000

Location

96 Grandstand Road is situated on the northwestern side of Hereford city, primarily within an established residential area. The property is located directly off Grandstand Road itself with residential properties lining the street immediately opposite, but commercial properties located nearby, being a convenience shop and restaurant/takeaway.

The property is located circa 2 miles northwest of Hereford city centre and 0.7 miles from the busy A49 which links the north and the south of Herefordshire county.

Description

The property is a mid-terraced red-brick two-storey building with timber-clad first floor elevations. It benefits from a pitched roof with doubled-glazed UPVC windows and a small flat-roof red-brick extension to the front. Externally, at the front there is parking for circa two vehicles immediately off Grandstand Road while at the rear there is a private self-contained garden area accessed only from the pharmacy area. The property is at the centre of a 3 property terrace, with residential properties on either side.

On entering the property one walks into a small retail area with counters dividing the retail area from the pharmacy area. There is a small private-client room towards the front of the building with the remainder of the property open-plan at ground floor. There is a central staircase off the dispensary area leading to a first floor area which comprises four rooms, being two storage rooms, staffroom and WC facilities.

The property is currently occupied by a tenant who operates a pharmaceutical business. The business is not affected by the sale.

Accommodation

The accommodation is measured on a net internal area basis as follows:-

	Sqm	Sqft
Ground Floor		
Retail and pharmaceutical area	52.11	560.91
Private client room	3.33	35.84
Ground Floor Total	55.44	596.75
First Floor		
Storage room 1	10.16	109.36
Storage room 2	6.37	68.57
Staff area	8.99	96.77
First Floor Total	25.52	274.70
TOTAL	80.96	871.45

Services/EPC	We understand that all mains services are connected or available. EPC rating C.
Terms	The property is available freehold at an asking price of £150,000. The tenant's business will remain unaffected by the sale. Purchasers may be asked for proof of funding and will need to comply with anti-money laundering checks. The current tenant occupies under the terms of a 15 year lease which commenced in August 2025 at a rent of £9,500 per annum. For more lease information please contact the agent. Please do not make a direct approach to the unaffected business, direct all enquiries and request for viewings through Sunderlands.
VAT	We understand that VAT is not chargeable in relation to the sale, but this will be confirmed in due course.
Business Rates	96 Grandstand Road has a Rateable Value of £5,600 as of April 2026, according to the Valuation Office Agency.
Legal Costs	Each party is to be responsible for their own legal costs in drawing up the relevant documentation.
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356161 opt.4 Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 1 September 2026.