Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

1 KING STREET, HEREFORD, HR4 9BJ



CENTRALLY LOCATED
RETAIL PREMISES WITH EXCELLENT FRONTAGE

- **Attractive period building**
- **Prominent property in central location**
- **Ground Floor retail area 70.50sqm (758.82sqft)**
- **Great retail frontage**

To Let

£17,000 per annum

Offa House, St Peters Square, Hereford HR1 2PQ • Tel. 01432 356161 (op 4) • www.sunderlands.co.uk
t.reed@sunderlands.co.uk • james.dillon@sunderlands.co.uk

Location

The property occupies a prominent position at the top of King Street, where it meets both Broad Street and Palace Yard in Hereford city centre. It is located directly adjacent to Hereford Cathedral. This is a popular location for local businesses, particularly estate agents, solicitors and accountants.

Description

The property comprises two-storeys, predominantly ground floor, together with a spacious basement at 1 King Street. Pedestrian door into the ground floor retail area off both King Street and Palace Yard. The ground floor retail area is separated into two areas, at the front and rear, having fitted carpet and storage heaters, along with a wash area to the rear. Also a small storeroom on the ground floor. The first floor comprises a further retail/storeroom having fitted carpet and storage heaters.

The lower floor comprises two initial storerooms, one part having fitted carpet and the other having exposed stone floor. There is also a staff WC and two further storerooms beyond.

Accommodation

The property has been measured on a net internal area basis as follows: -

	Sqm	Sqft
Ground Floor		
Retail area and storage	77.39	833.2
First Floor		
Retail area or storage	25.02	269.31
Lower Floor		
Large storage room and two smaller rooms	140.99	684.68
Totals	**243.40**	**1,787.19**

The property has total area ITZA of 628.09sqft

Services

We understand mains electric, water and drainage are connected.

Terms

The subject premises are available on an internal repairing lease at a rental of £17,000 per annum exclusive, with the remaining terms of the lease subject to negotiation.

In addition to the rent a service charge will be levied to recover the proportional cost for insurance.

Business Rates

The property is currently described as an Shop and Premises and is included in the 2026 Valuation List at a Rateable Value of £20,250.

VAT

We understand that VAT is not chargeable on the rent or service charge.

Legal Costs

Each side is to be responsible for their own legal costs.

Anti-Money Laundering

The purchaser is to provide sufficient ID to verify their identity to comply with AML regulations. A non-refundable fee of £18 (incl. VAT) per person will be charged to conduct AML checks, payable at the time of verification.

Viewing

By appointment with the agents:
Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (Opt.4) Email: j.james@sunderlands.co.uk

The information in these particulars has been prepared as at 12 November 2026.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.





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