Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UPPER FLOORS, 1 KING STREET, HEREFORD, HEREFORDSHIRE, HR4 9BW






CENTRALLY LOCATED
FIRST & SECOND FLOOR SHOWROOM/OFFICES

- **Attractive period building**
- **Convenient central location**
- **Extending to 110.5sqm (1,189sqft)**
- **Well-presented showroom/offices**

To Let

£9,000 per annum

Offa House, St Peters Square, Hereford HR1 2PQ • Tel. 01432 356161 (op 4) • www.sunderlands.co.uk
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Location

The showroom & offices at 1 King Street are positioned above the former Sarah Jane's Flowers on the ground floor and are located directly adjacent to Hereford Cathedral at the junction of King Street and Broad Street. This is a popular location for local businesses particularly estate agents, solicitors and accountants.

Description

The property comprises first and second floor showroom and offices that have windows and exposure to Broad Street. Situated in an attractive grade II listed period building which is accessed via its own separate ground floor entrance off King Street.

The accommodation is arranged with two showroom/offices on the first floor, with the second-floor accommodating ladies and gents wc's, a kitchen/staff room and a further two showroom/offices. Heating is provided via electric storage heaters.

Accommodation

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

	Sqm	Sqft
First Floor	36	390
Second Floor	74	799
Total	**110.5**	**1189**

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 £9,000 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 Offices and Premises and is included in the 2026 Valuation List at a Rateable Value of £7,900. Qualifying tenants should receive maximum small business rate relief.

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 11 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.