



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## 21 EIGN GATE HEREFORD HR4 0AB



RESTAURANT UNIT CLOSE TO THE JUNCTION OF  
EIGN GATE, HIGH STREET & BROAD STREET

- **A3 restaurant use (or A1/A2 retail)**
- **Ground floor restaurant and kitchen 83.55sqm (899sqft)**
- **Separately accessed upper floors 76.99sqm (829sqft)**
- **Rear access currently available to West Street**
- **Refurbished and reconfigured accommodation**

### FOR SALE

**Offers in the region of £190,000 + VAT**

**Location** 21 Eign Gate is located on the southern side of this popular pedestrian precinct close to the junction with both High Street and Broad Street. The premises are situated immediately adjacent to Ryman's and Acorns Hospice Shop, opposite Millets, with other retailers in the vicinity including Café Nero, Iceland and Shoe Zone.

**Description** The subject property comprises a mid-terraced three storey restaurant and premises in a parade of similarly styled premises which is traditionally constructed of painted brickwork under a pitched and flat roof.

There is a new, metal shopfront with automatic doors together with a side pedestrian door giving access to self-contained upper floor accommodation. At upper floor level there are multi paned windows above the shop display signage. Currently the premises are arranged as a ground floor restaurant area with seating and at the rear is the kitchen area, all of which has recently been refurbished. A new staircase has been put into the side pedestrian access door that leads now up to the former restaurant area which comprises a large open room, and a further staircase then leads to the second floor which has ancillary accommodation that includes a kitchen area, 2 rooms and a shower/wc.

Within the building there are a number of air conditioning units but we do not believe these work, but there is also a relatively new gas-fired boiler and fire alarm.

<b>Accommodation</b>	<b>Sqm</b>	<b>Sqft</b>
<u>Ground Floor</u>		
Retail area & kitchen	83.55	899
Outsides stores	3.28	35
<b>Sub Total</b>	<b>86.83</b>	<b>934</b>
<u>First Floor</u>		
Former restaurant area	40.04	431
<u>Second Floor</u>		
2 rooms, shower room/wc & kitchen area	36.95	398
<b>Sub Total</b>	<b>76.99</b>	<b>829</b>
<b>TOTAL</b>	<b>163.82</b>	<b>1,763</b>

**Services** All mains services are connected.

**Business Rates** The property is listed in the 2017 Rating List as a Restaurant & Premises with a Rateable Value of £15,000.

**Terms** The freehold interest in 21 Eign Gate is available with vacant possession with offers in the region of £190,000 being invited.

**VAT** We understand that VAT is chargeable in respect of the sale.

**Viewing** By appointment with the agents:  
Sunderlands  
5a St Peter's Square, Hereford HR1 2PG  
Tel: 01432 276 202  
Email: t.reed@sunderlands.co.uk

The information in these particulars has been prepared as at 18 December 2019.