



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

6-7 CHURCH STREET HEREFORD, HR1 2LT



**SALON PREMISES SITUATED IN A POPULAR LOCATION WITH
HEAVY PASSING FOOTFALL**

- **Popular trading location**
- **Open-plan accommodation over ground and first floor**
- **Traditional building with modern fittings internally**
- **Available as a standalone unit or with next door**

TO LET
£13,000 per annum

Location	6-7 Church Street is located on a pedestrianised passageway linking Church Street to High Town. The property benefits from a high amount of passing footfall with there being a number of occupiers in the immediate vicinity such as Alchemy Medical Aesthetics, HairSpace, Hotel Chocolat and Moka Bar.																				
Description	6-7 Church Street benefits from access directly off Church Street and has a high degree of visibility aided by large plate glass windows. When entering the property there is a reception area which also doubles as a large treatment/salon area. At the rear of the ground floor is a further salon area with waterpipe work in place for hair-washing stations. Off this ground floor is a staircase leading up to a first floor which benefits from a further salon area and staff area. The staircase continues upwards to a second storey where there are administrative and staff areas. Skylights in the roof assist with natural light entering the property. There is a basement which is accessed off an enclosed staircase at ground floor level. This basement is well maintained and was previously used for storage and a laundry area.																				
Accommodation	The areas, measured on a net internal basis, are as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Ground Floor – Salon</td><td>59.82</td><td>644</td></tr><tr><td>First Floor – Open-plan salon</td><td>37.57</td><td>404</td></tr><tr><td>Second Floor – Staffroom, kitchen and office</td><td>28.92</td><td>311</td></tr><tr><td>Cellar, storage and laundry area</td><td>20.68</td><td>223</td></tr><tr><td>TOTAL</td><td>146.99</td><td>1,582</td></tr></table>				Sqm	Sqft	Ground Floor – Salon	59.82	644	First Floor – Open-plan salon	37.57	404	Second Floor – Staffroom, kitchen and office	28.92	311	Cellar, storage and laundry area	20.68	223	TOTAL	146.99	1,582
	Sqm	Sqft																			
Ground Floor – Salon	59.82	644																			
First Floor – Open-plan salon	37.57	404																			
Second Floor – Staffroom, kitchen and office	28.92	311																			
Cellar, storage and laundry area	20.68	223																			
TOTAL	146.99	1,582																			
Services	We understand the property benefits from mains water and electricity.																				
Business Rates	The current rateable value effective April 2026 is being challenged by the landlord.																				
Terms	6-7 Church Street is available to suitable tenants at an asking rent of £13,000 per annum for a minimum term of 3 years.																				
VAT	The rent is not subject to VAT.																				
Legal Costs	Each side to bear their own legal costs.																				
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter’s Square, Hereford HR1 2PQ Tel: 01432 356 161 (opt.4) Email: james.dillon@sunderlands.co.uk																				

The information in these particulars has been prepared as at 30 January 2025, updated July 2026