

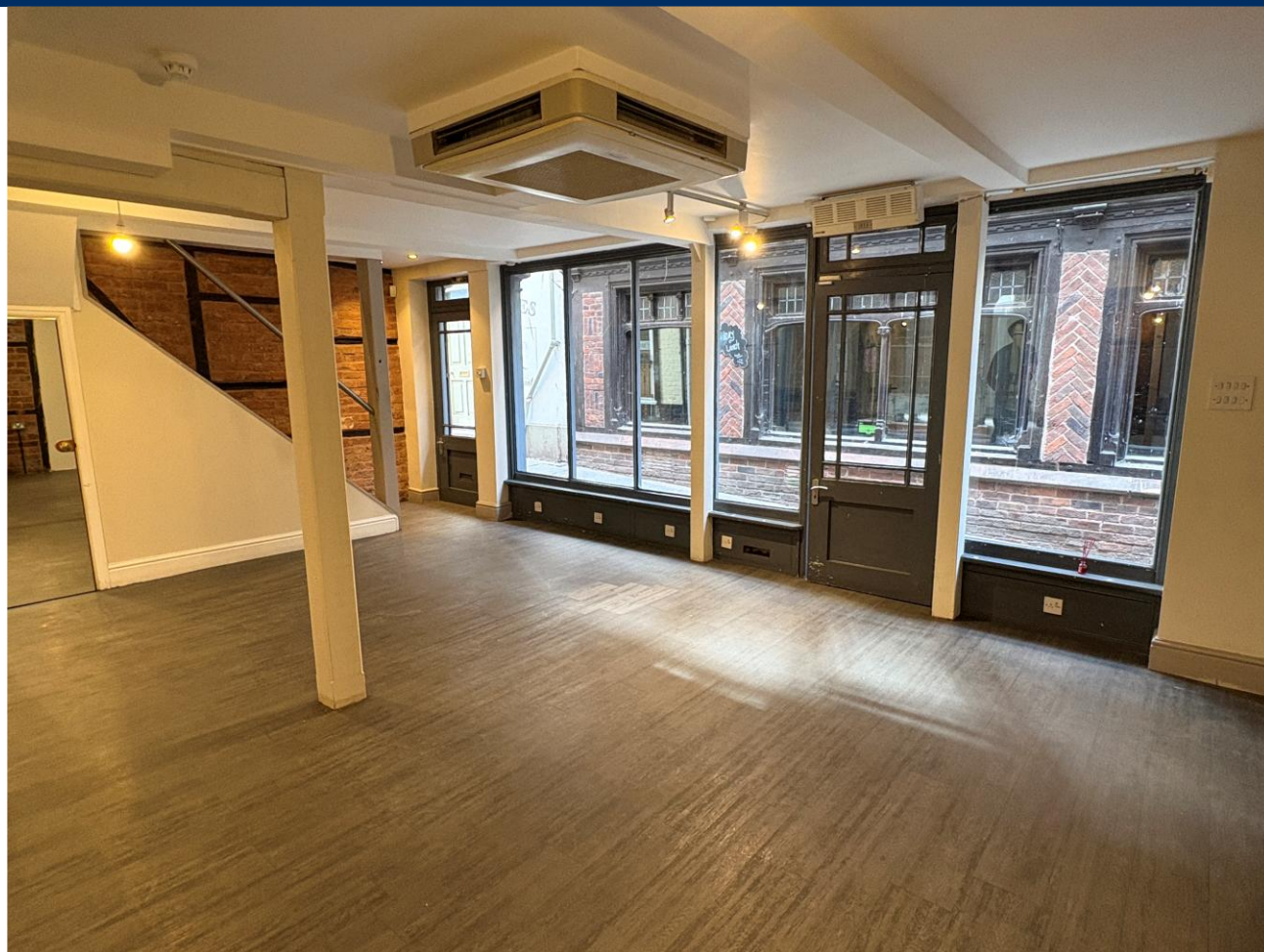


Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

6-7 CHURCH STREET HEREFORD, HR1 2LT



RETAIL PREMISES SITUATED IN A POPULAR LOCATION WITH
HEAVY PASSING FOOTFALL

- Popular trading location
- Open-plan accommodation over ground and first floor
- Traditional building with extensive frontage
- Suitable for multiple uses (retail, office, eatery).

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 an open reception area which is accessed via 2 pedestrian doors off Church Street. At the rear of the ground floor is a private, partially enclosed area as well as further open space. Off this ground floor is a staircase leading up to a first floor which benefits from a further open plan areas ideal for retail, office or dining. 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</td><td>59.82</td><td>644</td></tr><tr><td>First Floor</td><td>37.57</td><td>404</td></tr><tr><td>Second Floor</td><td>28.92</td><td>311</td></tr><tr><td>Basement</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	59.82	644	First Floor	37.57	404	Second Floor	28.92	311	Basement	20.68	223	TOTAL	146.99	1,582
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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