



Restaurant Premises, 20 Broad Street, Hereford HR4 9AP



Sunderlands
Residential Rural Commercial



Restaurant Premises
20 Broad Street
Hereford
HR4 9AP

Summary of features

- Prominent fully fitted restaurant premises adjacent to Hereford Cathedral
- Extensive accommodation extending to 254.33sqm (2,739sqft) of restaurant and kitchen
- Excellent presentation and convenient central location
- New lease possibly available
- Freehold interest available

For Sale
(Possibly To Let)

Situation:

The Subject property is situated at the southern end of Broad Street on its eastern side, between St Francis Xavier's Roman Catholic Church and premises last occupied by the Royal Bank of Scotland. Opposite is Broadway House (office building) together with Thomas Carroll, Hereford Library, Museum and Art Gallery together with occupiers including Howden Insurance, Oxfam and the RSPCA. Both NatWest and Barclays Bank are also situated in Broad Street together with the Green Dragon Hotel. Hereford city centre and its associated amenities is a short walk to the north.

Description:

20 Broad Street comprises an effectively end-terraced Grade II Listed two-storey building (with building) which was converted to its existing accommodation around 17 years ago.

The restaurant occupies the main ground floor premises from front to rear, but there is also extensive basement accommodation and storage. The ground floor premises are presented to a high standard with laminate and tiled floors, painted plaster walls with recessed spot and track lighting throughout. There are bespoke shop fittings throughout the front area and the restaurant seating area has potential for around 150 covers.

There is a kitchen situated off the side of the restaurant which links through to a washroom area with freezer room and office. Currently all normal commercial catering equipment is present within the property. The restaurant is very extensive and extends throughout the accommodation such that the side of the building has views over the Cathedral and its associated grounds. At the rear there is a slightly raised seating area from where one can access customers' wc facilities and staff cloakroom and again the property is presented to a good standard with tiled floors, part-tiled walls and good quality fixtures and fittings. There is also rear access/disabled access approached from the Cathedral Close.

The basement element of the premises is used for dry and wet storage, plant and extraction rooms together with some rough storage area and air handling facilities.

Accommodation:

	Sqm	Sqft
Ground Floor –		
Restaurant area and kitchen	254.33	2,739
Ancillary areas and public wc's	52.78	568
Basement – storage rooms	129.56	1,394
Total	436.67	4,701

Services:

We understand that the property has the benefit of all mains services and drainage.

Tenure and Terms:

A sale of the freehold is our client's preference at an asking price of £350,000. The freehold includes 3 apartments and common areas which are held on a long leasehold basis (no ground rents) and will come with obligations to insure and to maintain the structure, with proportionate recovery of costs from the long leaseholds. The service charge is based on ad hoc repairs and maintenance.

20 Broad Street may be available to let on effectively full repairing and insuring terms. Please note that purchasers will be required to submit information to comply with anti-money laundering regulations.

EPC and VAT:

VAT is chargeable on the purchase price and the property is in Band as C for EPC purposes.

Business Rates and Planning:

Restaurant and Premises within Use Class E(b) of the Town and Country Planning Use Classes Order, as amended.

The property is assessed in the 2021 Rating List as a Restaurant and Premises with a Rateable Value of £38,250.



Legal Costs and Situation:

Each party is to be responsible for their own legal costs incurred in this transaction. Please note the photographs may be subject to change.

Directions:

The subject property is situated at the southern end of Broad Street on its eastern side adjacent to the Cathedral Close and close to the junction with King Street. It is immediately adjacent to St Francis Xavier's Church and is a prominent building readily accessed from the city centre.

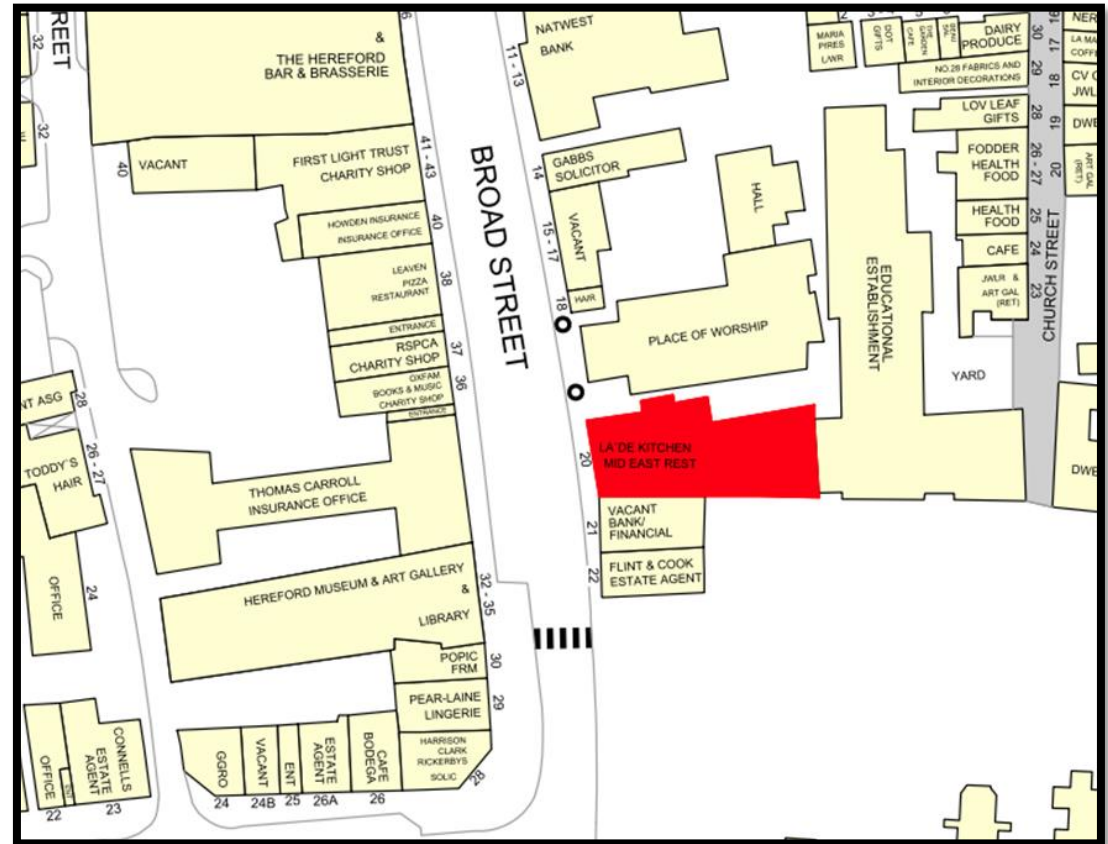
Viewing Arrangements:

By appointment with the agents:

Sunderlands
Offa House
St Peter's Square
Hereford
HR1 2PQ
Tel: 01432 356161 (opt.4)

Email:
t.reed@sunderlands.co.uk
a.temple@sunderlands.co.uk

Revised brochure prepared as at 19 March 2025 and updated 25 February 2026.



Sunderlands

Hereford Branch

Offa House, St Peters Square, Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

3 Pavement House, The Pavement, Hay on Wye, Herefordshire HR3 5BU

Tel: 01497 822 522

Email: hay@sunderlands.co.uk

www.sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search



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.