



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

22 EIGN GATE HEREFORD HR4 0AB



FULLY LET PART RETAIL/PART RESIDENTIAL PROPERTY IN
A POPULAR AREA

- Fully let generating £36,600 per annum
- Frontage onto both Eign Gate and Bewell Street
- Popular trading area
- 2 sources of income being residential and commercial

FOR SALE
Guide Price £375,000

Location 22 Eign Gate is situated in a prominent position on Eign Gate close to Superdrug and Savers. Tescos is located immediately to the rear of the property, and Hereford High Town is a 1 minute walk to the east.

Description The premises comprise a terraced part commercial, part residential property accessed directly off Eign Gate.

The ground floor has a large display window with pedestrian access door in the centre. On the opposite side of the property, adjoining Bewell Street, there is a secondary entrance point for customer use, with a staircase (covered) leading to the basement retail area. This area provides open plan space with a separate section to the rear containing a wc and a possible storage area.

The upper floors are accessed via a separate door off Eign Gate. The door opens to a communal hallway and staircase, with both flats accessed off the first floor.

Flat A is at the rear of the building and comprises a kitchen/ dining/ living area, a double bedroom and a family bathroom.

Flat B is to the front of the building and includes the second floor. At first floor level it comprises an entrance hallway and kitchen/ living/ dining area. There is an internal staircase leading to the second floor where there are 2 double bedrooms and a family bathroom.

Accommodation The ground floor has been measured on a net internal basis:

	Sqm	Sqft
Ground floor sales	65.17	701
Basement	64.56	695
Total	129.73	1,396

Occupation All parts of the property are occupied under 3 different agreements, with total annual rent being £36,600.

For a full schedule please contact the agent directly.

Terms The subject premises are available freehold, subject to the occupational agreements, for £375,000.

VAT All figures are quoted exclusive of VAT where applicable.

Business Rates and Council Tax

The ground floor is listed as shop and premises in the 2023 ratings list. It has a rateable value of £10,250.

Both flats are within Council Tax Band A.

Legal Costs

Each side is to bear their own legal costs incurred in the transaction.

Viewing

By appointment with the letting agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PG
Tel: 01432 356161 opt.4
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 17 April 2025

