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 BY ONLINE AUCTION
Guide Price £280,000 +

Offa House, St Peters Square, Hereford HR1 2PQ • Tel. 01432 356161 (op 4) • www.sunderlands.co.uk
t.reed@sunderlands.co.uk • james.dillon@sunderlands.co.uk

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

A mixed use investment opportunity comprising a commercial unit and two apartments offered with a current income of £36,600 pa with scope to increase in line with current rents.

The premises comprises of a terraced, part commercial, part residential property accessed directly off Eign Gate.

To the ground floor is a large frontage with access. There is also a separate access on the opposite side of the property, adjoining Bewell Street, with a staircase (covered) leading to the basement retail area which contains a W.C and potentially further retail space.

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. The first floor comprises of an entrance hallway and kitchen/living/dining area. There is an internal staircase leading to the second floor where there are two 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

We understand the property will be available for £280,000 + at online auction with the joint agents BTG Eddisons on Thursday 10th December at 12:00.

Please register using the link provided, where interested parties will be able to download the legal pack and bid when the auction is open.

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.

	Please see the following link to registration and the auction listing: https://www.btgeddisonspropertyauctions.com/properties/20260914095 9sq_q7n5-221026/for-auction-hereford For further details please contact us or BTG Eddisons directly.
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 2026 ratings list. It has a rateable value of £14,250. 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 and last updated 18 November 2026.





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