



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

GROUND FLOOR REAR OFFICE SUITE, SHIRETOWN HOUSE, 41/43 BROAD STREET, HEREFORD HR4 9AR



NEWLY REFURBISHED, MODERN GROUND FLOOR SELF
CONTAINED OFFICE PREMISES SITUATED IN THE CENTRE OF THE
CATHEDRAL CITY OF HEREFORD

- **Prominent city centre location, adjacent to Marchants Café**
- **Total accommodation 51.90sqm (558sqft)**
- **Second Floor accommodation also available**
- **Excellent presented offices with reversible air conditioning/heating**
- **Fully dedicated & maintained fibre optic Broadband service provided**
- **DDA compliant (ground floor level & wide entrance doors)**

TO LET
£9,750 pax

Location	Shiretown House is situated in the centre of Hereford and is immediately adjacent to the Green Dragon Hotel and Howden Insurance. On the opposite side of the road is NatWest Bank and Gabbs Solicitors. Hereford city centre is nearby and Marchants café is alongside.
Description	The proposed accommodation is situated at the rear of the ground floor of Shiretown House and is accessed via an attractive communal lobby and entrance directly off Broad Street. The accommodation has been fully refurbished and has double pedestrian entrance, glazed entrance doors, a large open office area together with a separate kitchenette and cloakroom/wc. The office suite has been refurbished to a high standard to include new LED lighting, fully redecorated, reversible air conditioning and dedicated fibre optic Broadband provision (and wall mounted communication cabinet). The office has new perimeter trunking with data, power and telephone points.
Accommodation	The accommodation has been measured on a net internal area basis Ground floor – single office 51.90sqm (558sqft) Newly fitted cloakroom/kitchenette. Second floor space may also be available
Services	Mains electricity, water and drainage are connected; heating is via the reversible air conditioning. Dedicated fibre optic Broadband is provided and a security alarm. CCTV monitors the car park and common areas.
Service Charge	A service charge will be levied to cover the costs to the landlord in respect of the building's insurance and maintenance of the exterior of the premises and communal areas.
VAT	VAT is chargeable on the rent and service charge.
Business Rates	The property is assessed in the 2023 Rating List with a Rateable Value of £5,700 such that qualifying tenants should be able to obtain maximum Small Business Rate Relief.
Terms	The premises are available to let to suitable tenants on a new lease for a minimum period of 5 years at a commencing rent of £9,750 per annum exclusive of outgoings. This rent includes the provision of the dedicated fibre optic Broadband supply.
Car Parking	Car parking may be available by separate negotiation.
Legal Costs	All parties are to be responsible for their own legal costs in drawing up any lease agreement.
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356161 Option 4 Email: t.reed@sunderlands.co.uk or a.temple@sunderlands.co.uk

The information in these particulars has been prepared as at 1 June 2018 and updated as at June 2019, April 2023, May 2024 ,November 2024 and June 2025.

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.

Communal Entrance Lobby



Internal view of Ground Floor Office

