



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

10 EIGN GATE, HEREFORD HR4 0AB



EXCELLENT RETAIL UNIT
LOCATED IN A CENTRAL POSITION

- Use Class E – Retail / Office
- Convenient Central Location
- 2 Storey Terraced Property
- Popular Retail Area

TO LET
£23,000pax

Location The property is situated in Eign Gate and is close to Card Zone, British Heart Foundation and Ryman together with several other retailers.

Eign Gate is a pedestrianised route connecting Eign Street/Whitecross Road and High Town. It is also currently the subject of heavy residential development in the form of student accommodation.

Description 10 Eign Gate is a 2-storey, terraced property with a large plate glass window shopfront at the ground floor. A pedestrian door off Eign Gate gives access to a large open plan retail area, with a side door providing access to an open plan basement area, and a door at the rear of the shop leading to a fire escape onto Bewell Street and a staircase to the first floor.

The first floor comprises two good-sized storage rooms, a wc and a kitchen/storeroom. The first store room, and staff facilities, are located at the rear of the building, with a corridor leading to a large open plan storage room with skylights.

The property has been measured on a net internal area basis as follows:

Accommodation	<u>Ground Floor</u>	<u>Area Sqm</u>	<u>Area Sqft</u>
	Retail Area	116.85	1,257.76
	<u>First Floor</u>		
	Storage Room 1	60.53	651.54
	Storage Room 2	22.23	239.28
	<u>Basement</u>		
	Storage	130.65	1,406.30
	<u>Total</u>	330.26	3,554.89

Terms The property has total area ITZA of 923.55sqft.
Full Repairing and Insuring Lease at an asking rent of £23,000 per annum.

Service Charge Not applicable as far as we are aware.

VAT VAT is not chargeable on the rent.

Services We understand the property benefits from mains gas, water, electricity and drainage.

Business Rates The premises was assessed in April 2023 with a Rateable Value of £22,750.

Legal Costs Each side is responsible for their own legal costs incurred.

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 of 27 June 2025.