



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

26-28 UNION STREET HEREFORD, HR1 2BT



GROUND FLOOR RETAIL PREMISES IN A
POPULAR TRADING LOCATION

- Extensive frontage
- Scope for alternative uses
- Accessible and convenient position
- Negotiable terms
- Maximum small business rates available

RENT

£12,000 per annum exclusive

Location 26-28 Union Street is situated on the southern edge of Union Street near the junction with Gaol Street. There are a number of occupiers in the immediate vicinity such as Golden River Chinese Restaurant and the Thirst Trap Bar. A small passage opposite the property leads directly onto the busy Commercial Street where big retailers such as The Entertainer, McDonalds and Halifax Bank are located.

Description The property comprises a former retail unit internally which has been cleared ready for a new occupier. It benefits from 2 entrance points into an open-plan retail/display area with 2 further rooms located at the rear, currently divided using stud walls. There is a corridor at the rear leading down to WC facilities and a fire escape.

A number of uses are possible from the property with the landlord willing to work with occupiers seeking uses other than retail, subject to the lease terms proposed.

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

	Sqm	Sqft
Ground floor retail	84	900

667.79sqft in terms of Zone A

Terms The property is available to suitable tenants on effectively internal repairing and insuring terms at an asking rent of £12,000 per annum exclusive of outgoings payable monthly in advance. A minimum commitment of 3 years is requested.

VAT We understand that the rent is not subject to VAT.

Business Rates According to the Valuation Office Agency the property has a Rateable Value of £12,000 as of April 2026.

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

EPC The property has an energy performance rating of B with a certificate running to February 2033.

Legal Costs Each side is to bear their own legal costs.

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 at 17 October 2025 and updated 30 April 2026.