



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

61 COMMERCIAL STREET HEREFORD HR1 2DJ



PROMINENT UNIT WITH EXCELLENT FRONTAGE ON TO
COMMERCIAL STREET

- **Central location**
- **Ground floor sales/restaurant area**
- **Close to all amenities**
- **Well-presented accommodation**

TO LET
£15,000 per annum

Location 61 Commercial Street is situated at the top of Commercial Street, immediately adjoining High Town, and close to major retailers such as The Body Shop, TSB, The Works and Holland & Barrett. Marks & Spencer, Boots and the Old Market Development are all within easy walking distance.

Description The subject property comprises a large, well presented ground floor dining area which was previously a retail shop floor. At the rear is a recently added kitchen which benefits from a full extraction system and gas supply.

Off the dining area is a useful separate storage area, as well as customer w/c facilities.

The ground floor frontage opens up immediately onto the popular Commercial Street, with the dining area itself also benefiting from ceiling mounted air conditioning units.

There is dining and kitchen equipment at the property which is available to purchase via separate negotiation.

Accommodation The ground floor comprises the following measured on a net internal area basis:-

	sqm	sqft
Ground Floor Retail	59.92	644.97
Ground Floor Store	26.22	282.22
Total	86.14	927.20

Terms The premises are available to let on internal repairing and insuring lease, the terms of which are to be negotiated. The asking rental is £15,000 per annum exclusive of outgoings.

Please note the successful tenant will need to provide satisfactory references for approval and potentially a rent deposit.

VAT We can confirm that VAT will be charged on top of the rent.

Services We understand that all services are available or connected.

Business Rates The premises are currently assessed in the 2023 Rating List as a Shop and Premises with a Rateable Value of £26,250. This is to altered in due course as it includes upper floors.

Legal Costs Each party is to be responsible for their own legal costs.

Viewing By appointment with the agents:
Sunderlands
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The information in these particulars has been prepared as of 7 November 2025.