



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

9 HIGH TOWN HEREFORD HR1 2AA



**EXCELLENT, PROMINENT RETAIL PREMISES IN A PRIME LOCATION
WITHIN THE HEART OF THE CITY OF HEREFORD**

- **Attractive Art Deco shopfront**
- **Prime location, close to M&S, WH Smiths and Lloyds Bank**
- **Prominent position overlooking High Town**
- **Use Class E – Retail/Office**

TO LET

Location	9 High Town is situated on the northern side of this pedestrianised precinct close to Lloyds Bank, the Butter Market and Regatta Outdoor Wear. On the opposite southern side is Clinton Cards, WH Smiths together with Three and Santander Bank. Marks & Spencers, HSBC Bank and JD Sports are also within the vicinity together with a range of other retailers.		
Description	The subject property comprises a Listed three-storey, mid-terraced building. It appears to be traditionally constructed but has an attractive early 20 th Century shopfront, probably Art Deco, with central recessed entrance under a moulded ceiling panel with double doors and over light. Internally the retail element of the premises is well presented and fitted-out to provide light, bright accommodation. Ancillary accommodation is towards the rear and a staircase leads to upper floor staff areas.		
Accommodation	The property has been measured on a net internal area basis as follows:-		
		Sqm	Sqft
	Ground Floor – Retail area (including partitioned stockroom)	111.68	1,202
	First Floor – Staff area and storage	84.18	906
	Second Floor – Not accessed		
	Total Floor Area	195.86	2,108
Terms	The property is available on Full Repairing and Insuring terms, with the lease term negotiable, at an asking rent of £37,500 per annum exclusive of outgoings.		
VAT	We understand that VAT is not chargeable on the rent.		
Services	We understand the property benefits from all mains services except gas.		
Business Rates	The premises was assessed in the 2023 Valuation List at a Rateable Value of £42,500. However, from April 2026 we understand the Rateable Value will reduce to £39,000.		
Legal Costs	Each side is to be responsible for 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: t.reed@sunderlands.co.uk		

The information in these particulars has been prepared as at 19 November 2025 and updated 18 December 2025.

