



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

46 COMMERCIAL STREET HEREFORD HR1 2DJ



REFURBISHED, SUBSTANTIAL RETAIL PREMISES SITUATED IN A
PROMINENT POSITION WITHIN A BUSY PEDESTRIAN PRECINCT

- Recently refurbished
- Large ground floor sales area with kitchen extending to 140sqm
- Rear frontage to Union Street
- Substantial dry basement approx. 145 sqm

TO LET
(May Sell)

Location 46 Commercial Street is situated on the southern side of this pedestrian precinct towards its eastern end and is located alongside The Entertainer. Also within the immediate vicinity are McDonalds, CeX, Burger King together with the Halifax Building Society, Waterstones and a number of other retailers and outlets.

This is a busy pedestrianised street which links the main bus station and railway station to the city centre.

Description The subject property comprises a substantial ground floor and basement premises with extensive accommodation. It has a large, open sales area whilst towards the rear is a bar-type area together with a small kitchen, disabled WC facility and store. A door to the rear leads down to the extensive basement areas which have been partly subdivided and where the main services are located. To the rear there is frontage/access to Union Street.

There is air-conditioning to provide cooling and heating together with a fire alarm system present.

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

	Sqm	Sqft
<u>Ground Floor</u>		
Retail area	137.06	1,475
Kitchen	3.30	36
Sub-Total	140.36	1,511

Basement Area

Storage and rooms	145.00	1,561
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TOTAL	285.36	3,072
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Services We understand that the building benefits from all mains services (except gas) to include air-conditioning and a fire alarm system.

Terms 46 Commercial Street is available To Let at an asking rent of £27,500 exclusive of outgoings on the basis of a repairing and insuring lease with other terms to be negotiated. Incentives may be available. It is possible that the client would be prepared to sell the long leasehold interest as well.

Please note that any purchaser/lessee will be required to submit information to comply with anti-money laundering regulations.

Business Rates and Current Use The property is assessed in the 2023 Rating List as a Shop and Premises with a Rateable Value of £30,250 but this will reduce from 1 April 2026 to £28,000.

The premises are available for Class E retail use.

VAT We believe that VAT is chargeable on the rent.

Legal Costs and EPC Each side is to bear their own legal costs.
We understand the property is in EPC band B.

Viewing By appointment with the agents:
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The information in these particulars has been prepared as at 19 December 2025 and updated 11 February 2026.