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**

ASKING RENT £20,000 per annum
(May Sell)

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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**
Ground Floor		
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
TOTAL	**285.36**	**3,072**

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 £20,000 per annum 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 the purchaser/lessee is to provide sufficient ID to verify their identity to comply with AML regulations. A non-refundable fee of £18 (incl.VAT) per person will be charged to conduct AML checks, payable at the time of verification.

Business Rates and Current Use

The property is assessed in the 2026 Rating List as a Shop and Premises with a Rateable Value of £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:
Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (Opt.4)
Email: t.reed@sunderlands.co.uk / j.james@sunderlands.co.uk

The information in these particulars has been prepared as at 19 December 2025, updated 11.02.26 and 15.10.26.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.