



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

32 EIGN GATE HEREFORD, HR4 0AB



3-STOREY PRIME RESIDENTIAL PREMISES IN A POPULAR AREA

- **Prominent position on busy pedestrian street**
- **Double frontage onto both Eign Gate and Bewell Street**
- **Space at ground, first and second floor**
- **Alternative uses possible on upper floors (stp)**

FOR SALE
£140,000

Location 32 Eign Gate is situated in a prominent position on Eign Gate close to popular occupiers such as Merkur Slots, Superdrug and Matrix Hereford. To the rear is pedestrian access onto Bewell Street with Tesco Superstore immediately opposite, as well as a large public car park.

Description The premises comprises a terraced 3-storey retail property with access, as previously mentioned, directly off Eign Gate and Bewell Street at the rear. The property has a large plate-glass display window with a pedestrian access door in the centre offering a large amount of exposure onto Eign Gate itself. On entering the property the ground floor comprises a large open-plan retail area off which is a staircase leading to a suspended first floor, which was also previously used for retail. There is a second staircase from the ground floor wrapping round the rear of the property internally which provides direct access to both the first and second floor. The second floor comprises 2 useful storage rooms as well as WC facilities, with there being eaves storage present as well.

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

	Sqm	Sqft
Ground floor	70.21	755.73
First floor	38.37	413.01
Second floor	31.04	334.11
TOTAL	139.62	1,502.86

The total in terms of Zone A is 687.21sqft.

Terms The subject premises is available to purchase at an asking price of £140,000.

Any interested party must comply with all required anti-money laundering regulations.

VAT All figures are exclusive of VAT which we understand is not applicable in this transaction.

Business Rates We understand the property is to be assessed in the April 2026 Rating List at £18,000 but will be subject to the reduced multiplier of 43.2p for every £1.

Legal Costs Each side is responsible for their own incurred in the transaction.

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 16 January 2026.