



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

48 EIGN GATE HEREFORD HR4 0AB



PROMINENT RETAIL PREMISES SITUATED IN AN ESTABLISHED
PEDESTRIAN PRECINCT

- Ground floor sales 46.83sqm (504sqft)
- Excellent ancillary accommodation
- Extensive frontage to Eign Gate
- Close to Superdrug and Trekitt

TO LET
£8,000 pax

Location Hereford is located approximately equidistant between Birmingham, Cardiff and Bristol and is around 26 miles south west of Worcester. The city has a resident population approaching 65,000 persons and a primary catchment of around 250,000 people. This property is located in a strong retail location close to a number of well-established retailers such as Trekitt, Superdrug and St Michael's Hospice amongst others.

Description 48 Eign Gate is a traditionally constructed mid terraced shop which is Grade II Listed. It has extensive window display frontage to Eign Gate. The main retail area is large and in addition to this there is a basement below the premises with cloakroom/wc and further ancillary accommodation at second floor level again, with a cloakroom.

The property has a tiled floor throughout together with spot lighting and an air conditioning unit.

Accommodation The property has been measured on a net internal basis.

	Sqm	Sqft
Ground floor retail area	46.83	504
Second floor ancillary accommodation	28.06	302
Basement storage area and cloakroom	27.42	295
Total	102.31	1,101

Terms The subject premises are available by way of a new repairing and insuring lease to suitable tenants at a rental of £8,000 per annum with other terms to be negotiated.

VAT We understand that VAT is not chargeable on the rent.

Business Rates The property has been assessed as of 1 April 2026 as having a rateable value of £13,200. Qualifying tenants should be able to obtain a degree of rate relief.

Legal Costs Each side is to bear their own legal costs incurred in the transaction.

Viewing By appointment with the agents:
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Offa House, St Peter's Square, Hereford HR1 2PG
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The information in these particulars has been prepared as at 23 January 2026 and updated 20 March 2026.