



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

FRONT SUITE AT 18 UNION STREET, HEREFORD HR1 2BT



EXCELLENT QUALITY SUITE SITUATED IN A CENTRAL HEREFORD
POSITION

- **Adjoins Popular Bastion Mews**
- **Use Class E – Retail / Office**
- **High Quality Internal Fit Out**
- **Perfect for start-ups and small businesses**

TO LET
£385pcm

Location	Union Street is a central street which links directly the A438 and Commercial Road to the city centre. The street is open to one way traffic, with pavements for pedestrian use. Union Street is very close to Hereford City centre, and a short walk from a number of major retailers. Occupiers in the immediate vicinity include The Shack Revolution, Sink or Swim Barbers, Dough and the increasingly popular Bastion Mews.								
Description	18 Union Street comprises two ground floor individual suites, offering bright, well presented space. The entire premises has been decorated to a very high standard by the current owners, and benefits from a skylight in the rear room allowing an abundance of natural light, efficient electric heaters and good frontage onto a popular trading street. The front suite enjoys its own separate access from Union Street, and both suites share well-maintained WC facilities. Additional access is available directly from Bastion Mews, providing further convenience and flexibility.								
Accommodation	The property has been measured on a net internal area basis, as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Ground Floor Front Room</td><td>8.87</td><td>95.48</td></tr></table>				Sqm	Sqft	Ground Floor Front Room	8.87	95.48
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Terms	The premises are available to let on easy in/easy out terms on a Licence agreement for a period of 12 months initially, at £385 per suite per month.								
Service Charge	A service charge of £350 per annum is payable per suite, which includes each suite’s proportion of the water rates.								
VAT	Not applicable on rent or service charge.								
Services	We understand there is mains water, electricity and drainage.								
Business Rates	The suites are currently assessed below the Small Business Rate threshold, meaning qualifying occupiers should be able to obtain maximum relief.								
Legal Costs	Each side is responsible for their own legal costs incurred.								
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 18 February 2026 and updated May 2026.