



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

50 EIGN GATE HEREFORD HR4 0AB



PROMINENT RETAIL PREMISES SITUATED IN A BUSY
PEDESTRIANISED PRECINCT OVERLOOKING A MAIN ROAD
JUNCTION

- **Excellent frontage onto Eign Gate**
- **Rear access from Bewell Street**
- **Accommodation at ground, first and second floor level**
- **Potential for alternative uses on the upper floors (stp)**
- **Cellar storage**

FOR SALE
£119,950

Location 50 Eign Gate is situated at the western end of this pedestrianised precinct which also has Superdrug, Savers and Rymans within it together with Merkur Slots and Matrix. To the rear of the premises there is a direct access onto Bewell Street and the Tesco supermarket immediately opposite and there is a large public car park.

Description The subject property comprises a traditionally-constructed mid-terraced retail shop with upper floors which has brick load-bearing walls and a pitched slate roof covering together with a small single-storey extension to the rear. The elevations incorporate double-glazed UPVC windows at upper floor level whilst to the ground floor is a traditional timber/glazed shopfront with recessed side entrance.

Internally the property has accommodation at ground, first and second floor level together with a cellar area. We understand the first floor has historically been used for trading purposes and has a large room with kitchen alongside, whilst at second floor level is a further large living room and a cloakroom/WC.

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

	Sqm	Sqft
Cellar – Rough storage	18.86	203
Ground Floor – Front and rear retail areas	38.17	411
First Floor – Living room and kitchen	22.32	240
Second Floor – Further living room	18.88	203
TOTAL	98.23	1,057

Services and EPC We understand that all mains services are connected (except gas) and EPC is to be confirmed.

Terms The freehold interest in 50 Eign Gate is available for sale with vacant possession with an asking price of £119,950. Please note that any interested parties will need to comply with anti-money laundering regulations and provide appropriate ID.

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

Business Rates We understand the property has been assessed at a Rateable Value of £8,000 effective from 1 April 2026 such that qualifying applicants should be able to claim maximum Small Business Rate Relief.

Legal Costs Each side is to be responsible for their own legal costs incurred in the transaction.

Viewing By appointment with the agents:
Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (Option 4) Email: t.reed@sunderlands.co.uk

The information in these particulars has been prepared as at 17 February 2026.