



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

21 MEADOW DRIVE, CREDENHILL, HEREFORD, HR4 7EF



WELL-LOCATED TAKEAWAY/RESTAURANT PREMISES IN A
POPULAR VILLAGE

- Established restaurant/takeaway use
- Open dining area with separate takeaway access
- Dedicated kitchen area with extraction and gas supply
- Incentives available

RENT
£14,000 per annum

Location 21 Meadow Drive, Credenhill, is located in the centre of the popular village of Credenhill. Credenhill itself has a population in the region of 2,500 people and benefits from a strong local community with a primary school, social club and sports teams. The village itself links directly to the A438 Hereford to Kington road and the county city of Hereford is circa 5.5 miles due east of the village.

Description The property is a self-contained restaurant/takeaway premises which had been used as a takeaway for a number of years prior. There are two entrances off the front of the building, one into a small takeaway area, the other into an open-plan dining area. At the rear of the space there are WC facilities and kitchen which benefits from tiled floors, extraction canopy and water supply.

Externally, at the rear is parking for a single vehicle as well as a storage garage which can be used for stock or general storage.

The property was occupied by New Jasmine House for well over two decades and became a popular local landmark during this time.

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

	Sqm	Sqft
Dining area including takeaway window	71.90	773.93
Kitchen	14.01	150.80
TOTAL	85.91	924.73

Services The property benefits from all mains services.

Terms Available to let to suitable tenants at an asking rent of £14,000 per annum for a minimum term of 3 years.

There is a flat above the shop which is not included in this letting.

VAT Not chargeable.

Business Rates The property was assessed in the April 2026 Rating List as having a Rateable Value of £8,200. This means qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Legal Costs Each party is responsible for their own incurred.

Viewing By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
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The information in these particulars has been prepared as at 6 March 2026