



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

10A ST PETER'S STREET HEREFORD, HR1 2LE



**CITY CENTRE RETAIL PREMISES WITH SCOPE FOR
ALTERNATIVE USES**

- **2-storey central premises**
- **Private access point**
- **Rear fire escape to open car park**
- **Scope for alternative uses**

Asking Price – £240,000
Asking Rent – £14,000 per annum

Location 10A St Peter's Street is located on the popular pedestrianised St Peter's Street which is positioned just to the east of Hereford city centre. High Town and its associated amenities are in very close proximity and users in the immediate vicinity include Trivett Hicks Estate Agency, Bonmarché, clothing retailer Edinburgh Woollen Mill and the popular bar Gordon Bennetts.

Description The building was most recently used as a retail unit but before that was a popular nightclub/bar. The building comprises mainly open-plan retail space at ground floor level with associated WC amenities and inbuilt air-conditioning. A central staircase leads to further WC facilities and open-plan storage room which benefit from an abundance of natural light, with a large room at the rear also having skylights present as well as a fire escape route to a rear car park. There is no parking included at the rear, however the open space to the rear does potentially assist with conversion/improvement works.

The property has a 3-phase power supply, as well as an integrated alarm system.

Accommodation The property has the following area measured on a net internal area basis:

	Sqm	Sqft
Ground floor retail	139.75	1,504.26
First floor office and store	132.02	1,421.00
Total	271.77	2,925.31

Terms The property is offered both for sale and rent.

The sale guide price is £240,000.

The property is also available, on a new full repairing and insuring lease, at an asking rent of £14,000 per annum for a minimum of 3 years.

Services The property benefits from mains water, electricity and drainage with air-conditioning installed.

Business Rates The property has been assessed in the April 2026 Ratings List as having a Rateable Value of £15,000. Qualifying occupiers should be able to obtain a degree of Small Business Rate Relief.

VAT We understand that VAT is not chargeable.

Legal Costs Each side is responsible for their own legal costs.

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 2 April 2026