



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

17A WEST STREET HEREFORD HR4 0BX



EXCELLENT CAFÉ/RESTAURANT PREMISES SITUATED CLOSE TO
HEREFORD CITY CENTRE WITH PROMINENT FRONTAGE ONTO
WEST STREET

- **Established Restaurant Location**
- **Convenient Central Position**
- **Excellent Frontage to West Street**
- **Kitchen equipment available by separate negotiation**

TO LET
£12,000 pa

Location At its western end, West Street joins the A49 and at its eastern end, it joins Broad Street. It is close to premises such as Café Ascari , The Stables and Hereford Beer House. Other retailers in the immediate vicinity include The Green Dragon and A Rule of Tum.

West Street is very close and accessible to both High Town and The Old Market beyond together with the business district which is focused around Broad Street, King Street and Bridge Street.

Description 17a West Street provides a ground floor restaurant premises with prominent frontage to West Street. It has a glazed window display and part glazed pedestrian access doors. Internally there is open space previously used as a dining area, and established bar and a kitchen space to the rear which, at present houses a number of kitchen items.
These are available by separate negotiation.

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

	Sqm	Sqft
Ground Floor Dining Area	58.10	625
Kitchen	15.54	167
TOTAL	73.64	792

Terms The premises are available to suitable tenants on a new effectively repairing and insuring lease at £12,000 per annum.

Service Charge The terms of the lease are negotiable.
A service charge is payable on a proportional basis to cover external maintenance of the building and insurance.

VAT Not applicable.

Services We understand that the property is connected to mains water, electricity, drainage, and gas.

Business Rates The premises is assessed in the 2026 rating list as restaurant premises with a rateable value of £10,750.

Qualifying tenants should be able to obtain maximum Small Business Rate Relief.

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

Viewing By appointment with the agents:
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The information in these particulars has been prepared as at 5 May 2026.