



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

4 & 4A ST NICHOLAS STREET HEREFORD HR4 0BG



**FLEXIBLE RETAIL PREMISES WITH UPPER FLOOR
ACCOMMODATION AND PARKING IN A POPULAR CITY LOCATION**

- **End-terraced retail/office premises with upper floor accommodation**
- **Prominent streetside location**
- **3 dedicated car-parking spaces**
- **Excellent ancillary accommodation**
- **Capable of subdivision into 2 separate units**

FOR SALE

Location 4 & 4A St Nicholas Street is situated on the northern side of this street adjacent to the junction with Berrington Street with both King Street and Bridge Street just to the east. The city centre and its associated amenities are within easy walking distance. There are numerous retailers, offices and eateries within the immediate vicinity, and nearby access to main roads.

Description The subject property comprises an effectively end-terraced 3-storey building (with cellar) which is Grade II Listed and has been the subject of additions and extensions over time. This is a traditionally-constructed property which is brick built under a pitched tile/slate roof and with traditional shopfronts to the main elevation, sashcord windows at first floor level and dormer windows at second floor level.

At ground floor level historically the premises were used as letting agents for many years and as an insurance broker's premises. The ground floor area can be subdivided into 2 separate elements and provides light, bright accommodation suitable for retail or office use. At upper floor level there is additional office accommodation together with ancillary facilities and cloakroom and there is further second-floor accommodation with a staffroom area, 2 rooms, kitchen and bathroom/WC.

The cellar is largely dry and electric meters are situated in this part of the premises. A fire alarm is present and partial electric heating.

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

		Sqm	Sqft
Basement	Storage area	33.34	359
4A - Ground Floor	Front, middle and rear office	39.97	430
4 - Ground Floor	Front display area	25.99	280
	Rear office	8.83	95
	Sub-Total	34.82	375
First Floor	Large open office and 2 rooms	54.77	590
Second Floor	2 rooms and kitchen	40.61	437
TOTAL		203.51	2,191

VAT We understand VAT is not chargeable in relation to the sale.

Business Rates 4 & 4A St Nicholas Street has a Rateable Value of £4,800 and £8,700, respectively, such that qualifying occupiers may be able to claim Small Business Rate Relief.

Terms The property is available freehold with vacant possession at an asking price of £195,000. Purchasers may be asked for proof of funding and will need to comply with anti-money laundering checks.

Legal Costs All parties are responsible for their own legal costs incurred.

EPC/Services To be confirmed. All mains except gas we understand.

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 12 June 2026.