



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

24 CHURCH STREET HEREFORD HR1 2LR



EXCELLENT RETAIL PREMISES SITUATED IN A POPULAR
SPECIALITY SHOPPING STREET CLOSE TO CITY CENTRE

- **Ground floor 48.29 (519sqft)**
- **Popular pedestrianised shopping street**
- **New lease available**
- **Beautiful period frontage**

TO LET
£12,000pax

Location Church Street is a speciality shopping street that links High Town with the Cathedral. It is a popular destination for many retailers and nearby traders include the Oxenham Gallery, John Mckellar and Fodder Healthfood Store.

The subject property is situated in a popular pedestrianised street close to the Cathedral Close, known locally as the Independent Quarter.

Description The subject property comprises a traditionally constructed mid terraced shop with multi pane display window and side pedestrian access door.

Most recently occupied as a café/eatery, the premises would be ideally suited for a similar use, subject to any necessary consents.

The property has recently undergone electrical upgrades and is offered with the internal space prepared for an incoming occupier to undertake their own fit-out and finishing works, providing an excellent opportunity to create a bespoke trading environment. The accommodation offers a blank canvas for a range of café, takeaway, or food and beverage operators seeking a well-positioned commercial premises.

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

	Sqm	Sqft
Ground floor sales	48.29	519

Terms The shop is available on internal repairing and insuring terms to suitable tenants on a new lease of a minimum of 3 years at a rental of £12,000 per annum exclusive.

VAT We understand that no VAT is chargeable on the rent.

Business Rates We understand the property is assessed in the 2026 Rating List as a Cafe with a Rateable Value of £11,750. Qualifying tenants should be able to obtain maximum small business rate relief.

Viewing By appointment with the agents:
Sunderlands,
Offa House, St Peter's Square, Hereford, HR1 2PQ
Tel: 01432 356161 opt: 4
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 21 July 2026.