



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

**18 UNION STREET
HEREFORD, HR1 2BT**



**EXCELLENT QUALITY SUITE SITUATED IN A
CENTRAL HEREFORD POSITION**

- **Adjoins Popular Bastion Mews**
- **Use Class E – Retail / Office**
- **High Quality Internal Fit Out**
- **Perfect for start-ups and small businesses**

**TO LET
£650pcm**

Location Union Street is a central street which links directly the A438 and Commercial Road to the city centre. The street is open to one-way traffic, with pavements for pedestrian use.

Union Street is very close to Hereford City centre, and a short walk from a number of major retailers. Occupiers in the immediate vicinity include The Shack Revolution, Sink or Swim Barbers, Dough and the increasingly popular Bastion Mews.

Description 18 Union Street comprises two ground floor individual suites, offering bright, well-presented space. The entire premises has been decorated to a very high standard by the current owners, and benefits from a skylight in the rear room allowing an abundance of natural light, efficient electric heaters and good frontage onto a popular trading street.

Both front and rear suites enjoy their own separate access off Union Street, and both share well-maintained WC facilities. Additional access is available directly from Bastion Mews, providing further convenience and flexibility.

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

	Sqm	Sqft
Ground Floor Front Room	8.87	95.48
Ground Floor Rear Room	8.12	87.40
Total	16.99	182.88

Terms The premises is available to let as a whole on a Licence agreement for a period of 12 months initially, at £650 per month.

Service Charge A service charge of £500 per annum is payable, which includes each suite's proportion of the water rates.

VAT Not applicable on rent or service charge.

Services We understand there is mains water, electricity and drainage.

Business Rates The suite is currently assessed below the Small Business Rate threshold, meaning qualifying occupiers should be able to obtain maximum relief.

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

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 29 July 2026.