



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

29 BROAD STREET HEREFORD HR4 9AR



EXCELLENT OFFICE OR RETAIL UNIT AND EXTENSIVE SHOP
FRONTAGE TO BROAD STREET

- Prominent frontage opposite cathedral
- Office or Retail area – 57.65sqm (621sqft)
- Central position
- New lease on favourable terms

TO LET
£12,000pa

Location	29 Broad Street is situated on the western side of the street within the main business area of Hereford city centre which is close to the vast majority of amenities and facilities. Also, in the immediate vicinity are HCR Law, Hereford Framing Centre and the Hereford Museum & Art Gallery whilst opposite is Flint & Cook estate agents. A variety of other professional companies and estate agents are situated nearby together with retailers such as Hi-Fi Gear and Pritchard's.		
Description	The subject premises provide a ground floor lock-up shop with ancillary cloakroom/wc and customer changing rooms. The property benefits from a full height glazed frontage onto Broad Street with shared pedestrian access lobby and has the benefit of heating and a suspended ceiling.		
Accommodation	The approximate measured area on a net internal basis is as follows:-		
		Sqm	Sqft
	Retail Area	57.65	621
	Kitchen Area	2.02	22
	Total	59.67	643
Terms	29 Broad Street is available to suitable tenants at an asking rent of £12,000 per annum exclusive, for a minimum term of 3 years. Tenant internal repairing lease.		
Service Charge	A service charge is payable on a proportional basis to cover external maintenance of the building, central heating, fire alarm etc. Insurance is also payable separately on a proportionate basis and further details can be provided. Figures to be provided in due course.		
VAT	The rent and service charge are both subject to VAT.		
Services	The subject premises benefit from mains electricity and water, whilst a gas supply is also present within the building.		
Business Rates	The property is assessed in the 2026 Rating List has a Rateable Value of £14,500 such that suitable tenants may qualify for tapered Small Business Rate Relief.		
Legal Costs	Each party is to be responsible for their own legal costs incurred in the transaction.		
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter's Square, Hereford HR1 2PG Tel: 01432 356 161 (option 4) Email: james.dillon@sunderlands.co.uk		

REF 3077

The information in these particulars has been prepared as at 26 August 2026 and updated 7 September 2026.