



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

10 KING STREET HEREFORD HR4 9BW



PROMINENT RETAIL/PHARMACY PREMISES WITH EXCELLENT ANCILLARY ACCOMMODATION

- Ground floor sales 91.64sqm (986sqft)
- Office & Storage accommodation extending to 64.12sqm (690sqft)
- Prominent, well presented premises
- Convenient location
- Use Class E with potential for professional/financial services and restaurant use (stp)

TO LET
£13,950 pax

Location The property is situated on the southern side of King Street, close to the junction with Bridge Street and St Nicholas Street. 10 King Street is situated between premises occupied by Hi-Fi Gear and Pritchard's Menswear, whilst also in the immediate vicinity is the King Street Kitchen, Blooming Temptations together with a range of different office occupiers.

Description 10 King Street comprises a former retail shop/dispensary and premises which has the benefit of air-conditioning and heating together with modern LED lighting. It has extensive stock rooms and storage together with an office and staffroom/kitchen and a boiler room. Gents and ladies' WC facilities are also present.

Accommodation The total areas, measured on a net internal area basis are as follows:

	Sqm	Sqft
Ground floor retail sales/pharmacy	91.64	986
Office	16.39	176
Stock Rooms	35.30	380
Boiler Room	5.81	63
Staffroom/kitchen	6.62	71
Total	155.76	1,676

Services We understand that mains electricity, gas, water and drainage are connected. The property also has a security alarm and fire alarm fitted.

Rates We understand the property is listed in the 2026 Rating List as a Shop & Premises with a Rateable Value of £16,500.

Planning The property is within Use Class E such that it may be feasible to use it for alternatives such as professional/financial services and restaurant/café type uses (subject to planning) and discussion with the Local Authority.

Terms The premises are available to let to suitable tenants under a new full repairing and insuring lease agreement for a minimum term of 5 years at a rent of £13,950 per annum exclusive. A rent deposit or guarantor may be required as will AML information.

VAT VAT is not payable on the rent.

Legal Costs Each side is to bear their own legal costs in the transaction.

Viewing By appointment with the agents:
Sunderlands LLP
Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (Option 4)
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The information in these particulars has been prepared as at 4 September 2026.