



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

18 SOUTH STREET, LEOMINSTER, HEREFORDSHIRE HR6 8JB



PROMINENT TAKEAWAY PREMISES WITH FLAT, SITUATED IN
TOWN CENTRE, CLOSE TO TRANSPORT LINKS

- **Prominent town centre position, near High Street**
- **Takeaway commercial premises with 3-4 bed flat**
- **Excellent opportunity for owner-occupiers or investors**
- **Private parking at the rear**

FOR SALE
Asking Price £195,000

Location	18 South Street is located in Leominster town centre, a characterful market town in North Herefordshire. The town is located approximately 7 miles south of Ludlow and 12 miles north of Hereford, with a population of approximately 12,000. The property is in a prominent location, at a busy intersection, within a short distance of the High Street and several pay & display car parks.		
Description	18 South Street comprises a mid-terraced three-storey property with rendered elevations, a pitched slate roof and single storey flat roof additions to the rear. The ground floor of the property has glazed shopfront onto South Street, with entrance into the front of house area, this space has tiled floor and walls.		
	Behind is the catering kitchen, fitted with a range of stainless-steel equipment and extraction. At the rear of the ground floor are two store/preparation rooms and a WC.		
	Private accommodation is located on the upper floors. The first floor consists of a lounge, a double bedroom and a single bedroom/office. The second floor comprises two double bedrooms and a bathroom. There is access to the rear of the property, along with a driveway.		
Accommodation	The property has been measured on a net internal basis:		
		Sqm	Sqft
	<u>Ground Floor</u>		
	Front of House	26.11	281
	Catering Kitchen	18.4	198
	Rear Storerooms	34.67	373
	Sub-Total	79.18	852
	<u>First Floor</u>		
	Lounge & Bedrooms	24.17	260
	Sub-Total	24.17	260
	<u>Second Floor</u>		
	Bathroom & Bedrooms	23.11	248
	Sub-Total	23.11	248
	Total	126.46	1,361
Services	We understand that all mains services are connected.		
Terms	The freehold interest in the property, with vacant possession from December 2026, is available at an asking price of £195,000. Fixtures & fittings remaining at the property at the time of completion are included in the sale.		
VAT	We understand that VAT is chargeable on the sale price.		

EPC	EPC Rating D (83). Issued 8 September 2026.
Business Rates	The property is assessed in the 2026 Rating List as a Shop with a Rateable Value of £7,400 such that suitable tenants may qualify for maximum Small Business Rate Relief.
Legal Costs	Each side is to bear their own legal costs in this transaction.
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356161 (option 4) Email: j.james@sunderlands.co.uk

REF: 3086

The information in these particulars has been prepared as at 14th September 2026.