



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

9A WALKERS GREEN, MARDEN, HEREFORDSHIRE, HR1 3DN



WELL LOCATED RETAIL/ OFFICE UNIT SITUATED IN A
POPULAR VILLAGE 10 MINUTES FROM HEREFORD

- **Total Area – 32.22sqm (346.81sqft)**
- **Extensive Parking Area**
- **Excellent Positioning in the Centre of the Village**
- **Flexible Terms**

TO LET
£6,000 per annum

Location	9A Walkers Green is located centrally in the popular village of Marden. The village itself has a large population which is only set to increase, and is only 10 minutes from Hereford. When travelling north through the village along the main road, the unit is located on the left hand side between the mini mart and a hairdressers.												
Description	The accommodation at 9A Walkers Green comprises 2 good sized rooms which are accessed from a communal hallway and are self-contained, one of which has a kitchenette. Both have linoleum flooring with strip lighting and single glazed windows. There are communal w/c facilities and a phone line into the property. Significantly there is ample external parking associated with the property, located both the front and rear.												
Accommodation	The accommodation is measured on a net internal basis as follows:- <table><tr><td></td><td>Sqm</td><td>Sqft</td></tr><tr><td>Room 1</td><td>23.76</td><td>255.75</td></tr><tr><td>Room 2</td><td>8.46</td><td>91.06</td></tr><tr><td>TOTAL</td><td>32.22</td><td>346.81</td></tr></table>		Sqm	Sqft	Room 1	23.76	255.75	Room 2	8.46	91.06	TOTAL	32.22	346.81
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Room 1	23.76	255.75											
Room 2	8.46	91.06											
TOTAL	32.22	346.81											
Services	We understand that mains electricity, water and drainage are connected to the property.												
Rateable Value	We understand the property is assessed in the 2026 Rating List currently at a Rateable Value of £2,850.00 meaning that qualifying tenants should be able to obtain maximum small business rate relief.												
Terms	The property is available to let on flexible terms at an asking rent of £6,000 per annum, paid monthly in advance.												
VAT / EPC	We understand that VAT is not applicable to the rent. EPC Rating D.												
Legal Costs	Each side is to be responsible for their own legal costs in this matter.												
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter’s Square, Hereford HR1 2PG Tel: 01432 356161 (option 4) Email: j.james@sunderlands.co.uk												

REF: 3087

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

