



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

34 ST OWEN STREET HEREFORD HR1 2PR



PROMINENT RETAIL PREMISES WITH GOOD ANCILLARY
FACILITIES SITUATED CLOSE TO THE CITY CENTRE

- **Ground floor retail area 39.23sqm (422sqft)**
- **Excellent ground floor and upper floor ancillary accommodation**
- **Well-presented shop premises**
- **Convenient to Hereford city centre**

FOR SALE
£165,000

Location	The subject property is situated on the southern side of St Owen Street just east of the city centre and its associated amenities. There are a range of other occupiers within the immediate vicinity which include St John's Baptist Church, local shops and offices together with both doctors' surgeries and pharmacies in the general vicinity. Both the Town Hall and Shire Hall are nearby.		
Description	34 St Owen Street comprises a 2-storey mid-terraced building all of which is available for sale. The property appears to be traditionally constructed and to the ground floor is a well-presented retail area with suspended ceilings/LED lighting and laminate flooring. To the rear there is a further retail area and storage whilst to the upper floors there is a staffroom and cloakroom/wc together with additional ancillary storage and office accommodation. There is also a small rear garden/ yard.		
Accommodation	The property has the following accommodation calculated on a net internal area basis: -		
		Sqm	Sqft
	<u>Ground Floor</u>		
	Retail area	39.23	422
	Stores	9.89	106
	Rear store	8.06	87
	Sub Total	57.18	615
	<u>First Floor</u>		
	Storage, kitchen and office	38.90	419
	TOTAL	96.08	1,034
Terms	The property is available for sale freehold with vacant possession at a price of £165,000.		
VAT	Not applicable		
Services	We understand that the premises have mains water, electricity and drainage.		
Business Rates	As of 1 April 2026 the Rateable Value is £10,000 meaning occupiers should be able to qualify for maximum Small Business Rate Relief.		
Legal Costs/EPC	Each side is to be responsible for their own legal costs in the transaction. The EPC rating is E, expiring in December 2030.		
Anti-Money Laundering	The purchaser is to provide sufficient ID to verify their identity to comply with AML regulations. A non-refundable fee of £18 (incl. VAT) per person will be charged to conduct AML checks, payable at the time of verification.		
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		

Ref: 3088

The information in these particulars has been prepared as at 13 October 2026.