



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

9 & 11-13 ST OWEN STREET HEREFORD HR1 2JB



**SUBSTANTIAL WINE BAR/RESTAURANT PREMISES WITH
EXCELLENT FRONTAGE TO A BUSY STREET**

- **Available on favourable lease terms**
- **Approximately 191sqm (2,050sqft) of accommodation**
- **Attractive period premises**
- **Large catering kitchen & preparation area**

TO LET
£20,000 pax

Location The subject property is situated on the northern side of St Owen Street close to both the Shire Hall and Town Hall, office users together with Lock Stock & Barrel (ironmongery), Bowens (cobblers) a beauty salon, public house and various other occupiers.

Description 9 & 11-13 St Owen Street comprises a traditionally constructed period building part of which is Grade II Listed. The property has traded most recently as a restaurant.

Externally the property has good display frontage and internally is well presented with tiles/laminate floors, painted plaster walls and spotlighting. At 9 St Owen Street there is an ante area with seating and bar beyond which is an attractive restaurant for around 35 covers. Off the restaurant is a ladies' and accessible wc facilities. Behind the bar there are stairs leading down to a basement where there is a large catering kitchen, adjacent preparation/utility area and beer cellar.

11-13 St Owen Street comprises effectively further ground floor seating for the restaurant which can accommodate something over 30 covers. In addition, there are gents' wc facilities and a fire escape door at the rear. There is a small deck area to the rear of the property which was used for smoking by patrons of the restaurant previously.

Accommodation	9 St Owen Street		
	<u>Ground Floor</u>		
	Restaurant	79.43sqm	(855sqft)
	Bar area	10.88sqm	(117sqft)
	<u>Basement</u>		
	Preparation area	14.30sqm	(154sqft)
	Kitchen	19.97sqm	(215sqft)
	Beer cellar	8.79sqm	(95sqft)
		133.37sqm	(1,436sqft)
	11-13 St Owen Street		
	<u>Ground Floor</u>		
	Restaurant/retail area	57.28sqm	617sqft
	TOTAL	190.65sqm	2,053sqft

Services We understand that all mains services are connected or available to the property.

Business Rates The property is listed as a Restaurant and Premises with a Rateable Value of £33,500 as of April 2026.

Terms An internal repairing and insuring lease is available in respect of these premises for a minimum of a 3 year term at a rental of £20,000 per annum.

VAT	We understand that VAT is not chargeable in respect of the premises.
Legal Costs	Each party is to be responsible for their own legal costs incurred in this transaction.
Viewing	By appointment with the agents: Sunderlands Offa House, St Peters Square, Hereford, HR1 2PQ Tel: 01432 356 161 (opt. 4) Email: james.dillon@sunderlands.co.uk

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

