Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

SHOP 3, ALL SAINTS COURT, BEWELL STREET, HEREFORD HR4 0BA



MODERN LOCK-UP SHOP AVAILABLE WITHIN A MODERN DEVELOPMENT SITUATED BETWEEN TESCO AND CITY CENTRE

- **Lock-up shop 45.65sqm (491sqft)**
- **Kitchenette**
- **Return frontage**
- **Convenient central location**

TO LET

£13,000 per annum exclusive

Offa House, St Peters Square, Hereford HR1 2PQ • Tel. 01432 356161 (op 4) • www.sunderlands.co.uk
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Location

Bewell Street is situated within the central retail area of the city, in close proximity to High Town and High Street and with good access to the Old Market Shopping Development. Bewell Street itself has a variety of retailers including a Tesco supermarket with adjoining car park and also provides rear access to some retailers in Eign Gate.

A hairdresser and European food shop are within the same development.

Description

The available accommodation forms part of All Saints Court which is a modern, mixed-use development consisting of ground floor retail shop premises with apartments above.

This is one of the smaller, inner units with frontage onto both Bewell Street and a recessed entrance to the apartment above. It is finished with a large glazed window, wood flooring and rear store and kitchen area together with WC.

Accommodation

The premises have been measured on a net internal basis and provide the following approximate floor areas:-

	Sqm	**Sqft**
Ground floor sales	45.65	491
Kitchenette	2.64	28
TOTAL	**48.29**	**519**

Terms

Shop 3 at All Saints Court is available to let to suitable tenants on a new, full repairing and insuring lease for a term to be agreed at an initial rental of £13,000 per annum exclusive of outgoings. Please note that any incoming tenant will be required to meet appropriate anti-money laundering requirements, at a non-refundable cost of £18, including VAT, per person (payable at the time of verification).

Service Charge

A service charge is payable as a contribution towards total costs incurred in maintaining, cleaning and repairing the common areas of the building. All the details can be provided on request.

VAT

The rent and service charge are both subject to VAT.

Services

We understand that mains water, drainage and electricity are connected to the premises.

Business Rates

The property is assessed in the 2026 Rating List as a Shop and Premises with a Rateable Value of £10,000. As such we would hope qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing

By appointment with the agents:
Sunderlands, Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (Option 4)
Email: t.reed@sunderlands.co.uk / j.james@sunderlands.co.uk

The information in these particulars has been prepared as at 29 October 2026.

Ref: 3089

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.