Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

13 EIGN GATE, HEREFORD
HR4 0AB



EXCELLENT RETAIL UNIT
LOCATED IN A CENTRAL POSITION

- **Use Class E – Retail / Office**
- **Convenient Central Location**
- **2 Storey Terraced Property**
- **Popular Retail Area**

TO LET
£20,000 pax

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Location

The property is situated at the eastern end Eign Gate, located in Hereford City Centre. Hereford is the County city and has a population over 60,000. Eign Gate is a pedestrianised route connecting Eign Street/Whitecross Road and High Town.

The property is close to Card Zone, F.Hinds Jewelers, Cornish Bakery and Ryman together with several other retailers such as Superdrug. There is also a large student accommodation situated on the western end of Eign Gate, close to the city wall.

Description

13 Eign Gate is a 2-storey, terraced property with a large plate glass window shopfront at the ground floor. A pedestrian door off Eign Gate gives access to a large open plan retail area, with a single changing room to the rear. Beyond is a spacious staff/storeroom with adjoining office space and a staff wc. The first floor comprises a good-sized storage/staff room, with two smaller rooms beyond.

The property has been measured on a net internal area basis as follows:

Accommodation

Ground Floor	Area Sqm	Area Sqft
Retail Area	82.12	883.93
Staff room and office	78.08	840.44
Ground Floor Sub-Total	**160.20**	**1,724.37**
First Floor		
Store/staff rooms	42.66	459.18
Total	**202.86**	**2,183.56**

The property has total area ITZA of 758.14sqft.

Terms

A Full 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.

Service Charge

Not applicable as far as we are aware.

VAT

We understand that VAT is chargeable on the rent.

Services

We understand the property benefits from mains water, electricity and drainage.

Business Rates

The property is listed as a Shop and Premises with a Rateable Value of £22,500 as of April 2026.

Legal Costs

Each side is responsible for their own legal costs incurred.

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.

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.

Viewing

By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356 161 (opt.4) Email: j.james@sunderlands.co.uk

The information in these particulars has been prepared as of 10 November and updated 12 November 2026.





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