Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 2, BOOTH HALL, EAST STREET, HEREFORD HR1 2LW



CENTRALLY LOCATED
GROUND FLOOR PREMISES

- **Established Beautician's Location**
- **Well-finished internally**
- **Convenient access to city centre**
- **No Business Rates Liability**

To Let

£10,500 per annum

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

The property is situated just off East Street, which is very accessible to the popular retail areas of the historical Church Street and Hereford High Town. This area of the city is popular for local businesses, particularly boutiques, artisan food and beverage retailers and beauty therapists. Other retailers within the immediate vicinity of the property include Cherry Savidge, Mike Gell Jewellery and The Moka Bar.

Description

The property comprises of ground floor accommodation, with a pedestrian door into the reception area, which has a kitchenette, w/c and storage cupboards. From the reception area there are 3 rooms, which are currently used as beautician treatment rooms.

The first treatment room has a window to the front of the property, vinyl flooring and original feature bannister and steps. The second and third treatment rooms also provide useful accommodation with privacy.

Accommodation

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

	Sqm	**Sqft**
Reception Area	8.20	88.26
Treatment Room 1	14.08	151.55
Treatment Room 2	8.63	92.89
Treatment Room 3	6.81	73.30
Totals	**37.72**	**406**

Services

We understand mains electric, water and drainage are connected.

Terms

The subject premises are available on an internal repairing lease at a rental of £10,500 per annum exclusive, with a minimum term of 3 years requested.

Business Rates

The property is currently described as a Beauty Salon and Premises and is assessed in the 2026 Valuation List with a Rateable Value of £6,500. Qualifying tenants should be able to obtain maximum small business relief.

VAT

We understand that VAT is not chargeable on the rent.

Legal Costs

Each side is to be responsible for their own legal costs.

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

The information in these particulars has been prepared as at 20 November 2026.

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.