Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

61 COMMERCIAL STREET
HEREFORD HR1 2DJ



CENTRAL INVESTMENT WITH EXCELLENT FRONTAGE ON TO COMMERCIAL STREET

- **Central location**
- **Ground floor sales/restaurant area**
- **Close to all amenities**
- **Planning for 2 bed flat above**

FOR SALE
£200,000

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

61 Commercial Street is situated at the top of Commercial Street, immediately adjoining High Town, and close to major retailers such as The Body Shop, TSB, The Works and Holland & Barrett. Marks & Spencer, Boots and the Old Market Development are all within easy walking distance.

Description

The subject property comprises a large, well presented ground floor dining area which was previously a retail shop floor. At the rear is the kitchen which benefits from a full extraction system and gas supply.

Off the dining area is a useful separate storage area, as well as customer w/c facilities.

The ground floor frontage opens up immediately onto the popular Commercial Street, with the dining area itself also benefiting from ceiling mounted air conditioning units.

The first and second floor of the property are currently vacant, with planning permission approved (with conditions) in February 2026 for a 2-bedroom flat (planning application ref P253240/F and listed building consent P253241/L).

The ground floor is currently let on a 15-year lease which commenced April 2026, providing a rental income of £15,000 per annum.

Accommodation

The ground floor comprises the following measured on a net internal area basis:-

	sqm	**sqft**
Ground Floor Retail	59.92	644.97
Ground Floor Store	26.22	282.22
First Floor Residential	33.89	364.78
Second Floor Residential	7.90	85.03
Total	**127.93**	**1377**

Terms

The property freehold is available for sale at a price of £200,000.

VAT

VAT is chargeable in respect of the purchase price.

Services

We understand that all services are available or connected.

Business Rates

The premises are currently assessed in the 2026 Rating List as a Shop and Premises with a Rateable Value of £26,250. This is due to be altered in due course as it includes upper floors.

Legal Costs/EPC

Each party is to be responsible for their own legal costs.
The EPC rating is E, expiring April 2029.

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.

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 Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as of 23 November 2026.

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