



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

86 ST OWEN STREET HEREFORD HR1 2QD



UNIQUE FREEHOLD OFFICES SITUATED CLOSE TO
HEREFORD CITY CENTRE

- Freehold available
- Potential for alternative use/redevelopment (subject to planning)
- Close to the city centre
- Unusual opportunity

FOR SALE

Location The premises are situated on the southern side of St Owen Street directly opposite the fire station, currently under construction, and with John Wood Tyres nearby. It immediately adjoins The Victory Public House and there is a mixture of residential/commercial premises in the locality. Hereford city centre and its associated amenities are within half-a-mile northwest.

Description 86 St Owen Street is a semi-detached two-storey property which appears to be traditionally constructed of load-bearing brickwork under both pitched slate and flat-roof sections. We believe the premises have been extended in the past such that they now consist of ground floor lobby/ reception area and office together with rear staff area and WC facilities. At upper floor level is a large office and store room. The property has night-storage heating and generally would benefit from some upgrading and refurbishment. Outside there is a garden area to the rear whilst to the front of the property is a concrete forecourt area.

Accommodation Measured on a net internal area basis the property affords the following accommodation:-

	Sqm	Sqft
<u>Ground Floor</u>		
Reception/lobby area	16.04	173
Office	10.99	118
Staff area	6.33	67
Sub-Total	33.36	358
<u>First Floor</u>		
Front office	16.79	181
Rear room	15.02	162
Sub-Total	31.81	343
TOTAL	65.17	701

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

Terms The freehold interest in the property, with vacant possession, is available at an asking price of £110,000.

Business Rates Effective from 1 April 2026 the Rateable Value of the property is £6,900 such that qualifying occupiers should be able to obtain maximum Small Business Rate 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.

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

The information in these particulars has been prepared as at 25 March 2026, updated 30 April 2026 and 14 August 2026.