



4 Harrow Road, Hereford, HR4 0EH



Sunderlands
Residential Rural Commercial



**4 Harrow Road
Hereford
HR4 0EH**

Summary of features

- Popular industrial area
- Building footprint circa 12,000sqft.
- Trade counter/ showroom.
- Large parking area.
- Minimum term of 3 years.

**FOR SALE
Guide Price: £750,000**

**TO LET
Asking Rent: £46,000pax**

Situation:

4 Harrow is situated on Harrow Road, just outside the popular and established Sweetmans Yard, circa 1 mile West of Hereford City Centre. Occupiers in the immediate vicinity include Wolseley Plumb and Parts, Westdown Bathrooms and Kitchens, Herefordshire Council offices and Heineken.

The site immediately adjoins the public highway known as Harrow Road, which itself adjoins Plough Lane which has a junction with the busy A438.

Description:

4 Harrow Road comprises a detached large warehouse building with a steel portal frame beneath, with part brick, part clad elevations topping a steel portal frame with a pitched roof. The property was previously used by Magnet Trade as a showroom and warehouse premises, and internally benefits from a large showroom/office area with storage and warehousing to the rear. The storage and warehousing is open-plan, save for the area occupied by the offices and showroom. The height to the eaves internally is 4.5m with an electric roller-shutter door providing access directly into the warehouse.

As far as we are aware the property has all necessary access rights, and there are no restrictions limiting hours of use.

Services:

We understand that the property benefits from mains services such as electricity, drainage and water.

Tenure:

The unit is offered For Sale and To Let as a whole.

The sale is to be via informal tender, with the deadline for offers being Wednesday 11 November at 12 noon. The guide price is £750,000.

The letting is to be for a minimum of 3 years at an asking rent of **£46,000 per annum** on a Full Repairing and Insuring basis.

Accommodation:

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

	Sqm	Sqft
Showroom	170.70	1,837.40
Retail area	65.40	703.96
Offices	15.27	164.36
Industrial	892.60	9,607.87
TOTAL	1,143.97	12,313.59

VAT:

VAT is chargeable in respect of purchase price and the rent payable.

Business Rates:

The current rateable value effective April 2026 is currently being formally challenged by the owner of the property.

Legal Costs:

Each side is to bear their own legal costs in the transaction.

Planning:

The most recent use was as a trade counter premises comprising elements of retail, office and warehouse storage.

Anti Money Laundering:

The purchaser/tenant will be required to provide sufficient identification to verify their identity to comply with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



Directions:

4 Harrow Road is located approximately 1 mile due west of Hereford city centre. When travelling along the A438 out of Hereford city, take a right onto Plough Lane and then a left approximately 100 yards further onto Harrow Road. The property is located on the left-hand side, with a large open parking area between the front of the building and the road.

Viewing Arrangements:

By appointment with the agents:
Sunderlands
Offa House, St Peter's Square,
Hereford,
HR1 2PQ

Tel: 01432 356161 opt.4

Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 30 September 2026.



Sunderlands

Hereford Branch

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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. Sunderland's 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.