



27-29 Eign Gate, Hereford, HR4 0AB



**Sunderlands**  
Residential Rural Commercial



**27-29 Eign Gate**  
**Hereford**  
**HR4 0AB**

**Centrally-Located, High-Yielding**  
**Investment Opportunity**

Summary of features

- Frontage onto Eign Gate with access off West Street at the rear.
- Prominent and visible location.
- FRI Lease offering 10% gross yield.
- Business unaffected.

**FOR SALE**

**£360,000**

### Situation:

The subject premises is located in a central position on the pedestrianised Eign Gate, near its junction with Victoria Street. The property has shop frontage onto Eign Gate while at the rear there are loading and staff access points off West Street.

Within the immediate vicinity are a number of prominent occupiers such as Co-op Funeral Care, Trekitt and Tesco.

Eign Gate itself is a pedestrianised street located just outside Hereford High Town. The street itself provides a link route from popular residential areas to the west, to Hereford City Centre.

### Description:

27-29 Eign Gate comprises a two-storey fully-let retail property benefitting from a large frontage onto the popular Eign Gate, as well as parking and loading facilities at the rear off the one-way street known as West Street. The property is fully let to Superdrug who occupy the ground floor as a retail area with staffroom and office facilities, and the first floor as storage associated with the retail use. Superdrug occupy under full repairing and insuring terms and it is noted that previously an area of space towards the front and the first floor was let separately to a third party with landlord's consent.

The ground floor is accessed off Eign Gate and comprises an open-plan shopfront/retail area benefitting from large plate-glass windows. At the rear is a door leading through to a rear passageway off which can be found an office, then further along a staffroom as well as a small lift used for stock. Next to the small lift are rear double doors opening up to the loading area. A staircase off this area leads to the first floor which mainly comprises storage in the shape of one large storage room and a number of smaller individual storage areas. There are WC facilities as well as a second staircase at the front of the building leading down directly onto Eign Gate. There is, therefore, the opportunity to let the front of the first floor separately as has previously been done.

### Accommodation:

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

	Sqm	Sqft
<u>Ground Floor</u>		
Retail area	354.04	3,822.34
Office	7.67	84.28
Staff area	12.67	119.34
<b>Sub-Total</b>	<b>374.38</b>	<b>4,025.96</b>
<u>First Floor</u>		
Open-plan storage	214.44	2,319.84
Storage room 1	8.00	89.92
Storage room 2	15.09	163.80
Storage room 3	5.98	60.97
Storage room 4	4.92	54.46
Storage room 5	10.33	113.37
Former office	113.44	1,229.96
<b>Sub-Total</b>	<b>372.20</b>	<b>4,032.32</b>
<b>Grand Total</b>	<b>746.58</b>	<b>8,058.28</b>

### Services:

We understand the property benefits from all mains services.

### Occupational Tenancy:

Superdrug occupy the building under the terms of a lease expiring September 2029 at a rent of £36,000 per annum.

More details available from the agents.

### Business Rates and EPC:

The property has the following associated Rateable Values:

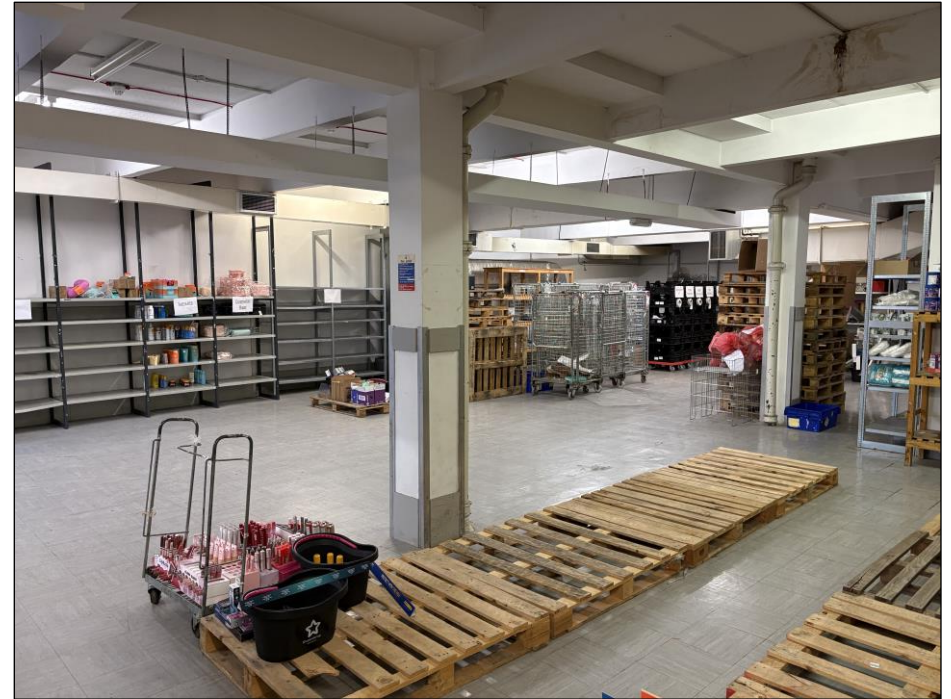
- Ground & part first floor – Rateable Value £44,750
- Part first floor – Rateable Value £14,750

The property has an EPC rating of D with the Certificate not set to expire until March 2032.

### Terms

The property is offered for sale freehold, subject to the occupational tenancy, for £360,000.

Please note applicants will be required to submit information to comply with anti-money laundering regulations.



## Legal Costs

Each side is to be responsible for their own legal costs incurred in the transaction.

## Directions

The subject property is situated on the southern side of Eign Gate approximately halfway along the street. If attempting to reach the property from Hereford High Town, head west along the High Street, with Marks and Spencers on your left and Boots on your right. At the junction where Cornish Bakery are located, continue straight (west) entering the street known as Eign Gate. After approximately 100 metres the property will be on the left-hand side.

## Viewing Arrangements:

Viewings by appointment with the agents only. Due to the occupation, we will require at least two days' notice before any viewing can be organised.

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](mailto:james.dillon@sunderlands.co.uk)

This brochure has been prepared at 1 May 2026.

## Sunderlands

### Hereford Branch

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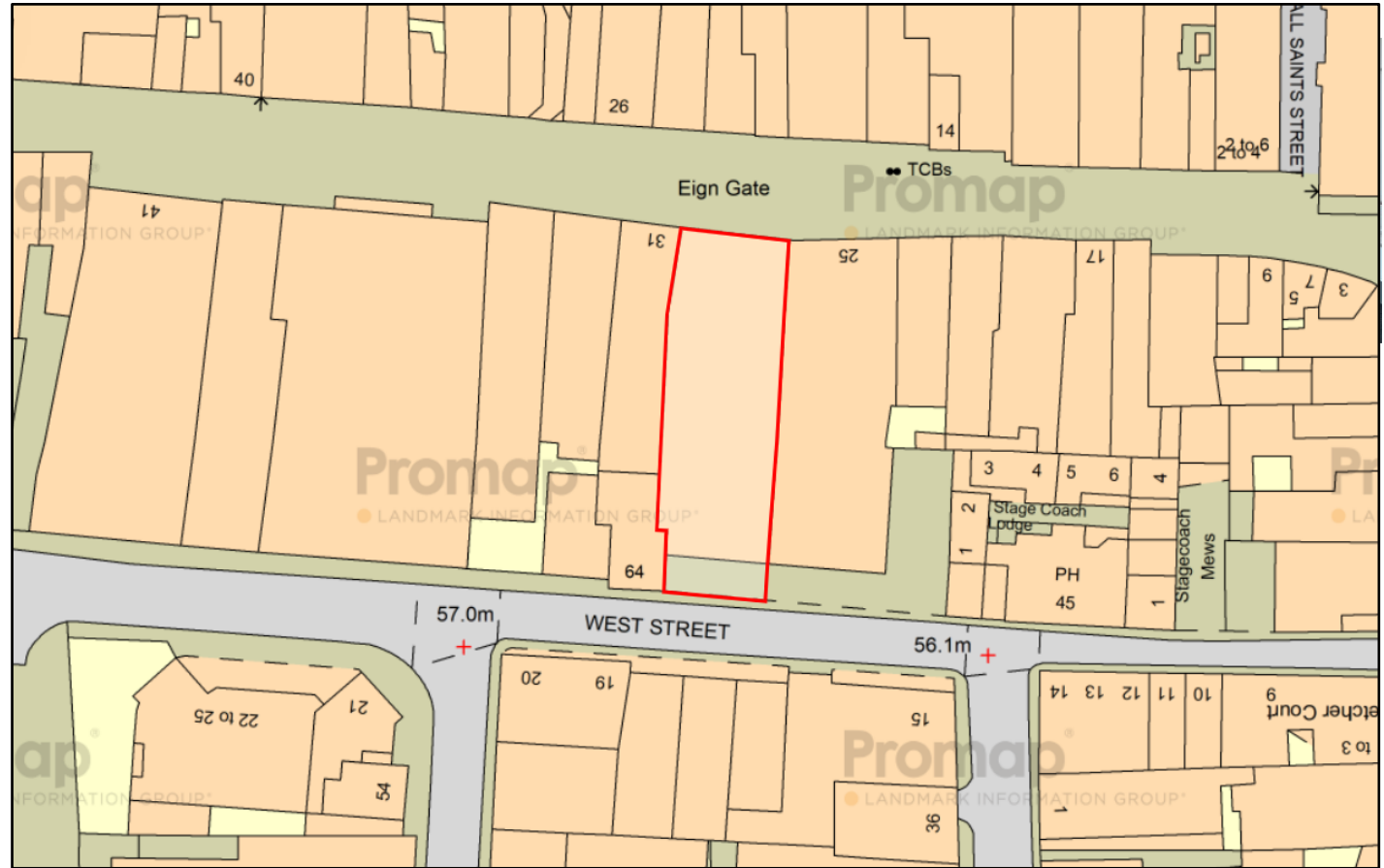
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property 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. 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.