



## Attractive City Centre investment

**Let to Bon Marche until 2030 – 2026 break not exercised**

**Passing Rent: £43,500pa**

**4,350 sqft over ground and first floor**

**Price: O/O £325,000**

## Location

Hereford is a historic and attractive cathedral city located in Herefordshire, approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester. It serves as the main commercial and administrative centre for the county, benefiting from a strong local economy supported by retail, tourism, agriculture and professional services. The city has a population of around 63,000 within the urban area, with a wider catchment extending across Herefordshire and into parts of Worcestershire and Shropshire. Hereford benefits from excellent transport links, including direct rail services to London Paddington (fastest journey approximately 2 hours 51 minutes) from Hereford Railway Station, which is just 750 metres from the property. The A49 provides north-south connectivity, while the A4103 links to Worcester.

## Description

16 St. Peters Street comprises a substantial and well-presented retail unit arranged over ground and first floor, extending to approximately 4,350 sq ft (404 sq m).

The property occupies a prominent position on the pedestrianised St Peters Street, one of Hereford's key retail thoroughfares, with strong visibility and footfall.

The building forms part of an attractive mix of traditional and modern retail units in the city centre, surrounded by national and independent occupiers. The unit offers versatile retail accommodation suitable for a variety of high street uses.

## Area

**Ground:** 216.94 sqm (2,335 sq ft)

**1st:** 187.2 sqm (2,015 sq ft)

**Total:** 404.14 sqm (4,350 sq ft)

## Accommodation

The property comprises a two-storey commercial development surmounted by a flat roof. The parade forms four properties, comprising three retail units and one vacant office at first-floor level.

Each of the retail units has been fitted out in accordance with the tenants' corporate specifications, with Vision Express having undergone a recent refurbishment.

## Lease Summary

The entire property is let to Bonmarché Properties Ltd on a Full Repairing and Insuring lease expiring in 2030.

The current passing rent is £43,500 per annum, with the next rent review scheduled for November 2026. The tenant's break option in November 2026 was not exercised, providing income security until at least the next review date.

This is an attractive, income-producing freehold retail investment let to Bonmarché, a well-established British women's clothing retailer with over 100 stores nationwide and hundreds of employees. The company generates significant annual turnover in the UK fashion sector and continues to trade successfully from this prominent city centre location. The combination of a strong covenant, secure lease term and high yield makes this an appealing addition to any commercial property portfolio.



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# Investment For Sale

16 St Peters Street  
Hereford HR1 2LE

## Legal Costs

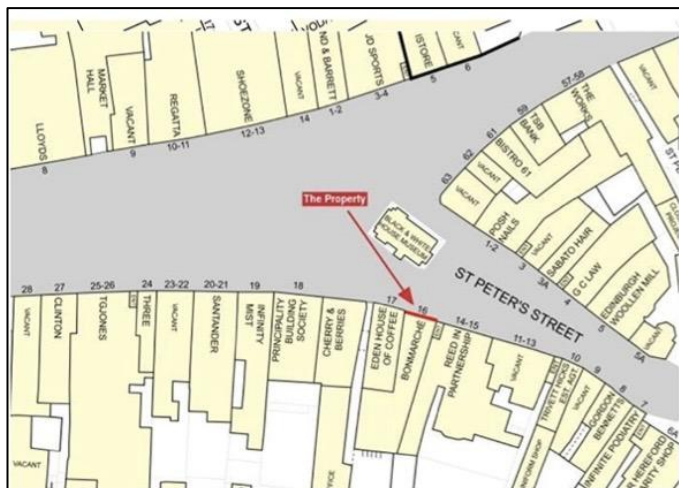
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon

## EPC

On application

## Price

Offers over £325,000



**Viewing strictly by appointment with BRITTON PROPERTY -**

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