



## Bonmarche, 16 St Peters Street, Hereford, HR1 2LE

- Prime freehold retail investment in Hereford city centre
- Let to Bonmarché Properties Ltd to 2030  
(2026 break not exercised)
- Passing rent: £43,500 per annum
- 4,350 sq ft over ground and first floor
- Prominent pedestrianised location near railway station
- Price: o/o £455,000

### LOCATION

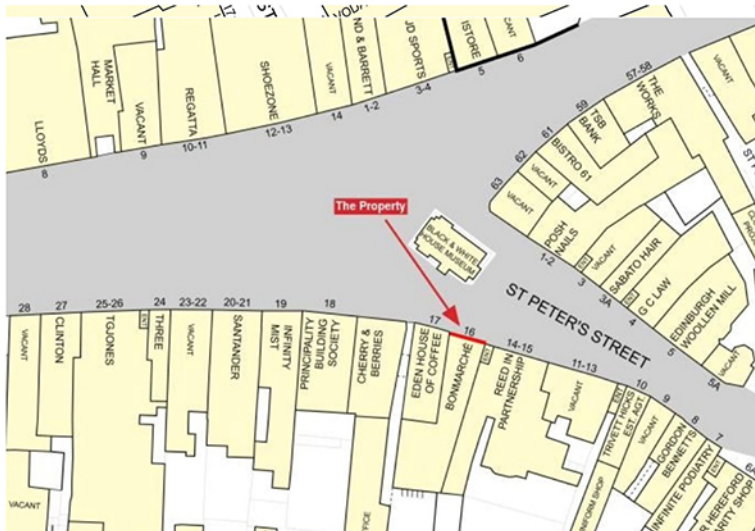
Hereford is a historic and attractive cathedral city located in Herefordshire, approximately 50 miles south-west of Birmingham and 25 miles north-west of Gloucester. It serves as the main commercial and administrative centre for the county, benefiting from a strong local economy supported by retail, 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.



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### 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.

### AREA

Ground: 216.94sqm (2,335sq ft)  
1st: 187.2sqm (2,015sq ft)  
Total: 404.14sqm (4,350sq ft)

### SALE

The property is available on a freehold investment basis for offers in excess of £455,000

### V.A.T.

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

### LEGAL

Each party shall bear their own legal costs incurred in the transaction

### LEASE & TITLE

Available on request

### VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

### TSA Property Consultants

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### Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

### Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.