

FOR
SALE



23/24 Bridge Street, Hereford HR4 9DG

£89,995 - Leasehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Attractive riverside Grade II Listed property, planning for (A3) use, parking, small courtyard garden, share of freehold.

POINTS OF INTEREST

- *Attractive Grade II Listed property*
- *Riverside location*
- *Planning for restaurant (A3) use*
- *Parking*
- *Small courtyard garden*
- *Share of the freehold*



ROOM DESCRIPTIONS

Property Description

This attractive Period property occupies a unique location adjacent to the River Wye and the 'Old Bridge' in a thriving mixed commercial and residential area just a short distance from the Cathedral and city centre of Hereford.

Forming the ground and lower ground floor of a substantial Grade II Listed property, number 23/24 has, until recently, been a restaurant premises and would be ideal for the continuation of such a business, but also would potentially be suitable for other retail uses.

The whole is more particularly described as follows:-

Ground Floor

Canopy Porch

Door to the

Open Plan Bar/Reception/Retaurant Area

With laminate flooring, four windows, one of which look directly over the River Wye, and an ornate metal staircase leading to the

Lower Ground Floor

Tiled floor, wash-hand basin and door to

Kitchen

Tiled floor, wash-hand basin and door to

Cloakroom

WC and wash hand-basin, radiator.

Cellar

Housing the gas fired central heating boiler and also providing access to the Fire Escape

Outside

There is a small courtyard garden. Also use of communal gardens in front of Wye Terraces. Designated parking space.

General Information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Water and drainage - metered supply.

Tenure & possession

Leasehold with 986 years remaining.

Maintenance charge (currently £30.00 pcm)

vacant possession on completion.

Building Insurance is divided between the 6 apartments.

Agent's Note

The lower ground floor is susceptible to flooding.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money laundering regulations

Prospective purchasers will be asked to produce appropriate documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

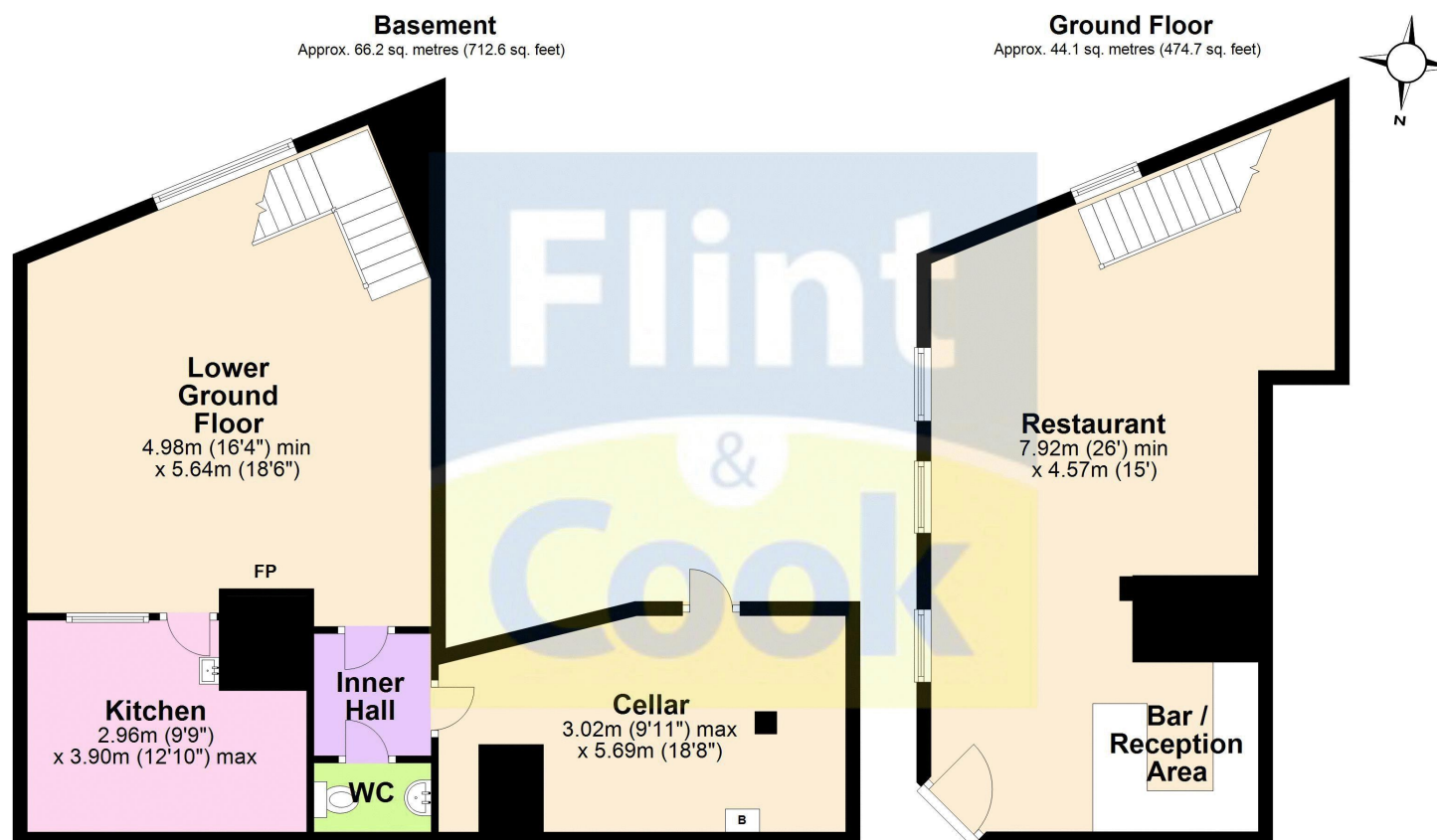
Residential lettings & property management

We operate a first class residential lettings and property management service, for further details please contact James Garribo (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



Total area: approx. 110.3 sq. metres (1187.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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