



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

39/39A BRIDGE STREET HEREFORD HR4 9DG



**RETAIL PREMISES WITH UPPER FLOOR FLAT SITUATED IN A
POPULAR CITY LOCATION**

- Mid-terraced retail premises with upper floor maisonette
- Prominent, streetside location
- In need of some updating and refurbishment
- Excellent ancillary storage
- Separate side access to shop and flat

FOR SALE

Location	The subject property is situated on the western side of Bridge Street approximately halfway along its length close to the junction with St Nicholas Street/King Street with the Old Bridge to the south. Either side of the property are Temple Records and Loon Fung Chinese Takeaway whilst in the immediate vicinity are various other retailers, eateries and office premises together with the Left Bank Village complex.		
Description	<p>39 & 39A Bridge Street comprise a three-storey effectively mid-terraced property which also has the benefit of the cellar. It is situated on a small irregular site which has some yardage but frontage to the western side of Bridge Street.</p> <p>At ground floor level is the retail shop that traded as Mastercraft Cycles for many years and at upper floor is a maisonette which is separately accessed by means of a side passage and we believe this was developed around 2003. The building appears to be of traditional construction with load-bearing brick walls under a pitched roof and incorporates a traditional timber/glazed shop-front with side pedestrian access door.</p> <p>We understand the subject property is Grade II Listed as part of a group. The ground floor encompasses retail area (with access to the cellar) and towards the rear there is office and workshop accommodation together with a door to outside where there is a two-storey brick-built shed and yard area, that also has separate access. The maisonette comprises bedroom, landing and living room at first floor level together with a shower-room/WC and utility area. At second floor there is a further bedroom and kitchen. We understand the property has all mains services except gas.</p>		
Accommodation	The property has been measured on a net internal basis as follows:-		
		Sqm	Sqft
	Ground Floor	Retail area	40.80 439
		Rear store/workshop	21.45 231
		Outside storage building at ground and first floor	28.41 306
	Sub Total	90.66	976
	Maisonette		
	First Floor	Bedroom, landing, living room, shower/wc and utility area/kitchen	57.09 615
	Second Floor	Second bedroom and kitchen	18.95 204
	Sub Total	76.04	819
	TOTAL	166.70	1,795
VAT	VAT is not chargeable in relation to the purchase.		
Business Rates/ Council Tax	39 Bridge Street has a Rateable Value of £8,500 in the 2023 Valuation List such that qualifying tenants may be able to claim maximum Small Business Rate Relief. The maisonette at 39A Bridge Street is in Council Tax Band A.		
Terms	The property is available freehold with vacant possession at an asking price of £175,000, purchasers may be asked for proof of funding and will need to comply with anti-money laundering checks.		
Legal Costs	All parties are responsible for their own legal costs incurred.		
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter’s Square, Hereford HR1 2PQ Tel: 01432 356 161 (opt.4) / Email: t.reed@sunderlands.co.uk		
The information in these particulars has been prepared as at 20 March 2025.			