



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

41A BRIDGE STREET HEREFORD HR4 9DG



ATTRACTIVE PERIOD BUILDING SITUATED JUST OFF BRIDGE STREET IN THE MAIN BUSINESS DISTRICT OF THE CITY

- **Detached building, formerly used as offices**
- **Offering attractive period accommodation**
- **With benefit of planning granted for two residential units**

OIRO
£140,000

Location 41a Bridge Street is located on the western side of Bridge Street and is approached by means of a passageway between Nos 40 and 41 Bridge Street. Bridge Street offers both business and residential properties.

Description The subject property is an attractive Grade II* Listed building with accommodation over three levels. The property has its own secure yard from which one approaches a glazed entrance.

Internally the property is well presented with laminate floors throughout (carpet to the lower ground floor), painted plaster walls together with uplighting and spotlighting. The property has central heating and is arranged as a series of rooms at ground floor level whilst the first floor is more open plan. At lower ground floor level is an ancillary area with a cloakroom/wc.

Planning consent has been granted for 2 residential units as of 16th June 2025. Planning application number P250602/L on Hereford County Council website for more details. (1 x one bedroom, 1 x 2 bedroom)

Ideal opportunity for development in sought after area with easy access to city centre and local amenities.

Accommodation Measured on a net internal basis the property affords the following accommodation:

	Sqm	Sqft
Ground floor – open area and 4 rooms	46.61	502
First floor – 3 large open areas	47.27	509
Lower ground floor	15.45	166
Total	109.33	1,177

Services All mains services are connected or available to the property, with gas central heating.

Terms The premises are available for sale at an asking price of £140,000.

VAT We understand that VAT is not chargeable on the purchase price.

Business Rates Rateable Value £10,750 for business use, such that qualifying tenants should obtain maximum Small Business Rate Relief.

Legal Costs Each side to be responsible for their own legal costs.

Viewing By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
Tel: 01432 356161 Option 4
Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 8 October 2025.