



44 Bridge Street, Hereford, HR4 9DG

£27,000 PCM

jackson
property

- **Nearly 2000 sqft of Accommodation**
- **Car Park for numerous vehicles**
- **City Centre Location of Hereford**
- **Set over 3 Floors with Fully Fitted Kitchen**
- **Could be broken down to individual floors**
- **Immaculately refurbished**

Area Situation

44 Bridge Street is an imposing, prominent building situated on the western side of Bridge Street, close to its junction with King Street and St Nicholas Street. The premises are situated close to the city centre and its associated amenities and in the immediate vicinity there are a range of other occupiers to include local solicitors, estate agents, accountants and other occupiers. The Cathedral itself is located a short distance to the east and the city centre is just beyond to the north.

Description

44 Bridge Street is a Grade II Listed, traditionally constructed building with load bearing brickwork under a pitched tile roof. There is a large 2-storey extension to the rear.

The property has a very attractive façade with a range of sash windows with keystones and sill bands together with an attractive entrance door under an arched hood. There are also a number of internal features mentioned in the listing such as staircase, rails, fireplaces, etc. By means of an entrance on St Nicholas Street, there is a tarmacadam parking area sufficient for 5–6 vehicles, to the rear. Internally the property has undergone a significant refurbishment programme, and this has now been completed to a high standard. All the offices are well decorated and have the benefit of carpeted or parquet flooring together with good quality modern lighting. There is ample provision of Cat5e data cabling, wi-fi broadband is provided in addition to which there is a new fire alarm system, emergency lighting and gas central heating system. CCTV and door access control systems are also provided.

At ground floor level there is a reception area together with a range of offices, kitchen and gents/ ladies' cloakroom facilities whilst at upper floor level there are further offices and cloakrooms on each floor together with a coffee station.

Lease Terms & Information

44 Bridge Street is offered to let on a full repairing and insuring lease for a term to be negotiated, at a rental of £29,750 per annum. The property could be broken down into 3 individual floors, subject to conditions.

Please note that applicants will be required to submit information to comply with anti-money laundering regulations.

Each side is to bear their own legal costs in the transaction. Please note that due to the listing of the property it does not currently have an EPC.

Business Rates: The property is assessed in the 2023 Rating List as Offices and Premises with a Rateable Value of £19,750.

Services & VAT

All mains services are connected and there is a fire alarm present together with a security alarm, CCTV and fast wi-fi broadband.

The rental is not subject to added VAT

Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 1

Tenancy Information Portal Link Lettings

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".







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