



10 Belmont Road
, Hereford, Herefordshire, HR2 7JE

jackson
property

Offers Over £350,000

Mixed use Property | Formerly Friar Tuck Fish Shop | First Floor Residential with Ground Floor Commercial Space | Detached Garage Suite | Prep Areas & Customer Areas | Four Bedroom Accommodation | Allocated Parking & Driveway | Private Gardens | Further Development Potential Subject to Planning

Situation

Situated in a superb location. Nearby are a range of excellent amenities, including primary and secondary schooling, shops, public houses, a large Asda & Tesco superstore, pharmacy, doctors and dental surgeries. Having easy access to Hereford city centre, and sports facilities are available at Hereford Leisure Centre with an indoor pool and gym.

Description

10 Belmont Road is a prominent city building benefitting from a mixed use with A3 commercial and residential.

The ground floor is currently split, one area of which was formerly a takeout, having preparation area, service area and office. The other split is forming part of the residential with living room, kitchen and shower room. The units have separate access and are fully split with a fireproof door. The former takeout fronts the road with the residential behind.

The first floor is currently laid out as the bedrooms to the residential. Having 4 double rooms and bathroom. The space could be used for a variety of purposes.

The property benefits from its own private garden, accessed from the side or rear doors from the lounge, along with double garage suite, currently a store, laundry room and garage. There is allocated parking marked out by Herefordshire City Council to the lay by after the turn in to Asda.

Services

All Mains Services are Connected

Agent Note

The property is mixed Commercial and Residential. The Commercial is A3 Classification, although subject to approval could be changed.

The property has not been run as a take out for circa 10 years, so there are no up to date accounts.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled.

A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

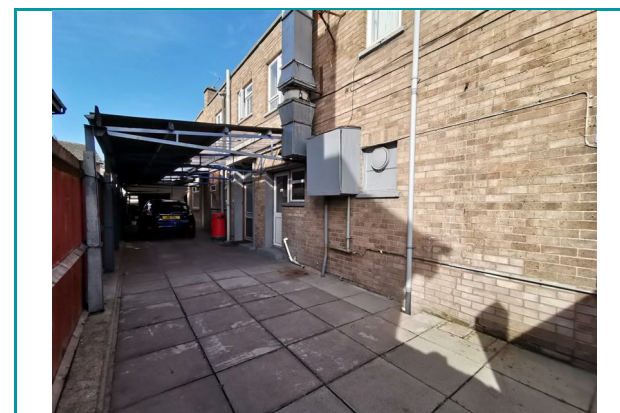
Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

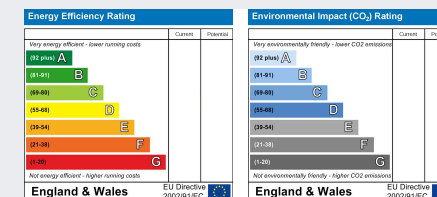
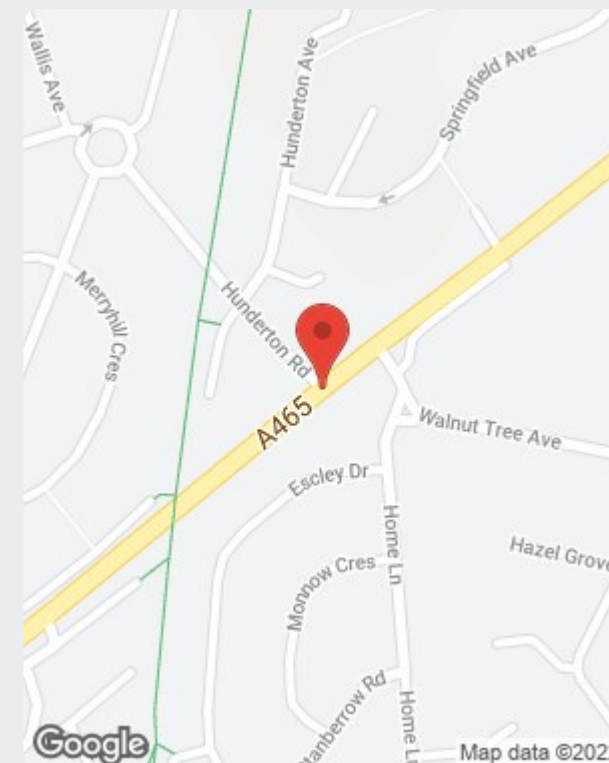
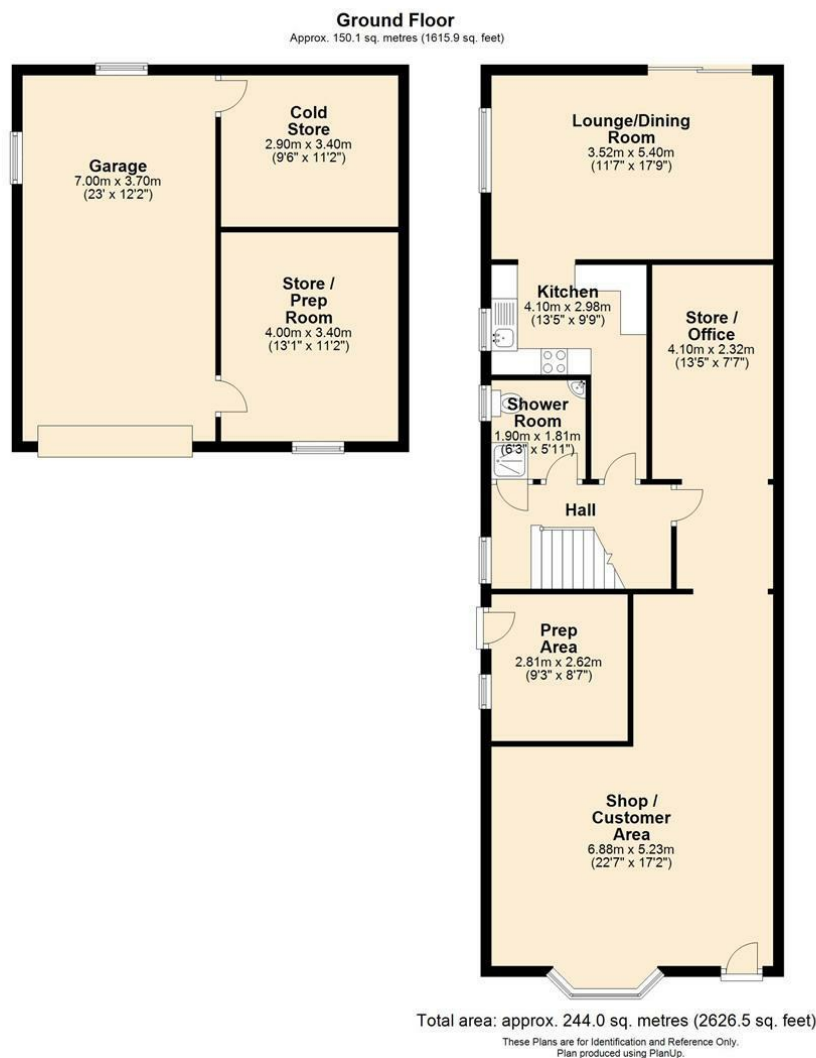
You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bill-jackson.co.uk



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