



6 Bridge Street  
Hereford, HR4 9DF

jackson  
property



# £295,000

The property is situated close to the top of Bridge Street, near the junction with King Street and St Nicholas Street. The property is among the main group of professional offices with branches of Estate Agents, Solicitors and Accountants close by. The original 3 storey building provides accommodation much larger than would appear from the frontage. The deceptively spacious office building in the main commercial area of the City comprising approx 2400 sq ft with 2 large meeting rooms, reception, 6 offices, we on each floor and kitchen on ground and 2nd floor

## Situation

The property is centrally located in the city of Hereford, enjoying a prime location for all city amenities to include cafes, bars, restaurants, shopping and bus and rail stations. Hereford Leisure pool is a short walk away as well as St George's playing fields. The offices are situated close to the top of Bridge Street within in the immediate vicinity include a number of estate agents, solicitors together with pubs, cafes, restaurants and other retail and professional premises.

## Description

The property comprises accommodation over three floors, including two large meeting rooms, multiple separate offices, kitchen, two cloakrooms. plus useful cellar for storage purposes. The building was most recently occupied by a business offering support services and historically as office premises. This historic building has been extended to the rear to provide deceptively spacious accommodation which equates to 2596sq ft.

## Services

Mains water, electricity, gas and drainage are connected.

## Rateable Value

The rateable value of the property is TBC

## Agents Note

The current advertised floorplan is a guide for the outline of the building, internal walls have changed slightly with the addition of partition walls, the floorplan will be updated once the tenant has vacated.

## Viewings

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

## Jackson Property

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.

## 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.

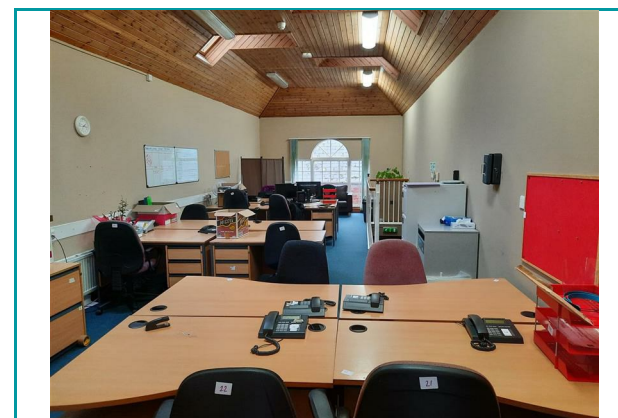
Appointments will take place swiftly and any discussions will be held outside the property.

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

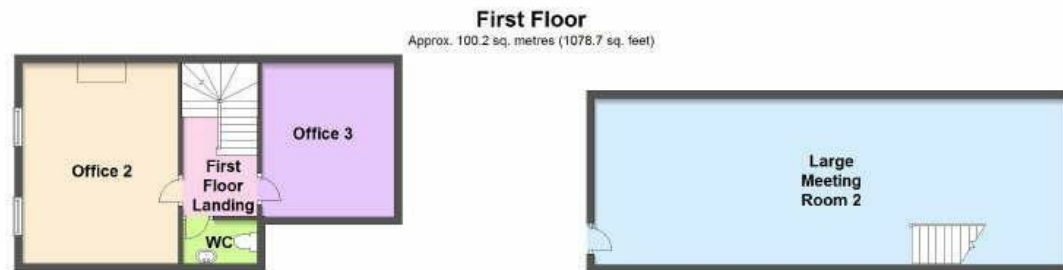
You will be contacted the following day to discuss the next steps.

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.bil-jackson.co.uk



Total area: approx. 279.0 sq. metres (3002.8 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using The Mobile Agent.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
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Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	