

Nicholas Craddock

The Estate Agents



**28 West Street, Leominster,
Herefordshire, HR6 8ES**



In a prominent trading position a lock up shop with excellent window frontage and useful storage.

£4,000 per annum

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nicholas-craddock.co.uk

This lock up shop is situated in West Street in the centre of the market town of Leominster. The position offers an excellent trading location and the property has the added benefit of excellent window frontage.

Briefly the shop comprises of a front show room with inner hallway leading to useful store room as well as a small kitchen area with a cloakroom off. This though in more detail comprises:-

SHOWROOM 16'6" x 10' 0 (5.05m x 3.05m) with good sized window to the front, telephone point, power point. Door to

INNER HALLWAY with door to **KITCHEN** comprising of a stainless steel sink unit with cupboards under. Door to

CLOAKROOM with high flush WC and window to one side.

From the inner hallway a door gives access to **STOREROOM** 10' 2 x 7' 6 (3.10m x 2.29m) with window to the side, power points.

BUSINESS RATES: £2850.00 Payable £1379.40 payable 2016-2017

NB: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Buyers are advised to obtain their own verification.

Nicholas Craddock Estate Agents endeavour to draft these sales details accurately and reliably taking reasonable steps to verify the information given. The vendor/s have also acknowledged these details as true and accurate. If, however, there are any points which are of particular importance to you, please contact our office/s and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property.

Ground Floor

