

Nicholas Craddock

The Estate Agents



**8 South Street,
Leominster, Herefordshire, HR6 8JB**



Situated in the centre of the market town an excellent lockup shop with large window frontage and offering two principle showrooms including a rear private office as well as kitchen and cloakroom facilities.
(Current Business unaffected - Relocating)

£6,000 per annum

Viewing strictly by appointment with the Leominster Office

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General Information

This excellent lockup shop is situated in South Street in the centre of the market town of Leominster. The property offers excellent window frontage with two good sized displays to the front including a charming recessed tiled area which was once the coach way for the neighbouring hotel.

Internally the building has two good sized reception rooms to the front making it suitable for a number of uses as well as rear private office/store room. This coupled with the bathroom and kitchen facilities makes it ideal for either office, retail, semi-commercial purposes.

The building is heated by economy 7 and has numerous power points and telephone points. This property in more detail comprises:-

A glazed entrance door gives access to

MAIN RECEPTION ROOM 17' 1 x 14' 10 (5.21m x 4.52m) with a good sized glazed window to the front, central fireplace housing a living flame gas fire, slim line storage heater, exposed floorboards, telephone point, power points. There is open access in to

SECOND RECEPTION AREA 19' 11 x 8' 7 (6.07m x 2.62m) with recessed single glazed window to the front, glazed window and half glazed door to the rear, telephone point, power points. There is open access to a small

INNER HALLWAY with slim line storage heater and fitted carpet which then gives access to

KITCHEN 6' 7 x 0' 5 (2.00m x 0.13m) fitted with a stainless steel sink which is inset into a working surface with water heater over and cupboard below, tiled splash backs, space for fridge, eye level cupboard, vinyl flooring, power points. Door to

CLOAKROOM with low flush WC, small wash hand basin, single glazed window to the rear, vinyl flooring, tiled splash backs, wall mounted cupboard.

A door from the main reception area gives access to a further

INNER HALL WAY with a flight of stairs giving access to a good sized storage area. Door to

REAR OFFICE 12' 2 x 11' 6 (3.71m x 3.51m) with two double glazed windows to the rear, slim line storage heater, telephone point, power points. Door to

CELLAR 15' 4 x 11' 4 (4.67m x 3.45m) with power laid on.

OUTSIDE: The property is approached from the main pedestrian highway. There is a charming recessed area to the front of the second reception area. The property also has the benefit of a small gravelled yard to the rear of the building which can be approached via this reception area which is useful for bin storage etc.

SERVICES: All mains services are connected with the exception of gas.

BUSINESS RATES: £5,800.00 Payable £2702.82 2017-2018

AGENTS NOTE:- Current Business unaffected – Relocating.

The vendor of this property is an employee of Nicholas Craddock Estate Agents.

N.B It is understood that the property is Grade 2 Listed, any interested parties should confirm this with the local council and also as to whether or not the property stands within a conservation area.

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. Interested parties are advised to obtain their own verification. A sonic tape measure has been used to measure this property and therefore measurements are for guidance only

Nicholas Craddock Estate Agents endeavour to draft these sales particulars 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.