



34 ROWBERRY STREET BROMYARD HR7 4DT

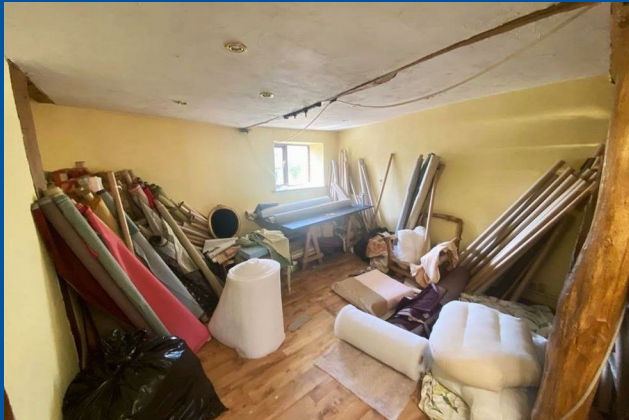
£150,000
FREEHOLD

A superb attached property in need of some renovation, with many exposed beams and timbers. Currently a retail/workshop extending to over 1668 sq ft in a good central location. The property would make a fabulous character home (subject to planning consent). No onward chain. Viewing highly recommended.



34 ROWBERRY STREET

- All mains services
- Stone and half-timbered elevations
- Substantial Period property
- Retail/Workshop use
- Many exposed beams and timbers
- Spacious accommodation over 3 storeys
- Potential residential conversion
- Convenient Town location
- About 2482 sq ft
- Ideal commercial venture



Entrance Vestibule

Door with access into the Showroom.

Downstairs Cloakroom

WC, wash hand-basin, radiator.

Showroom

Window, 6 radiators and staircase leading to the

Workshop and store rooms

Windows to front, rear and side, 6 radiators, store cupboard (also housing the gas central heating boiler) and staircase leading to the

Large Attic and store rooms

Window.

Conversion potential

The property would be ideal for conversion into a characterful residential property, subject to necessary planning consents.

Services

Mains water (metered), electricity, gas and drainage.

Business Rates payable - currently Nil

Outgoings

Currently Business rates - Nil

Water - metered supply and drainage rates are payable.

Directions

From our offices in High Street, proceed to the T-junction and turn right into Cruxwell Street. Follow the road round to the right into Rowberry Street and the property will be found on the right-hand side after approximately 500 yards.

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook, Bromyard (01885) 488166

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

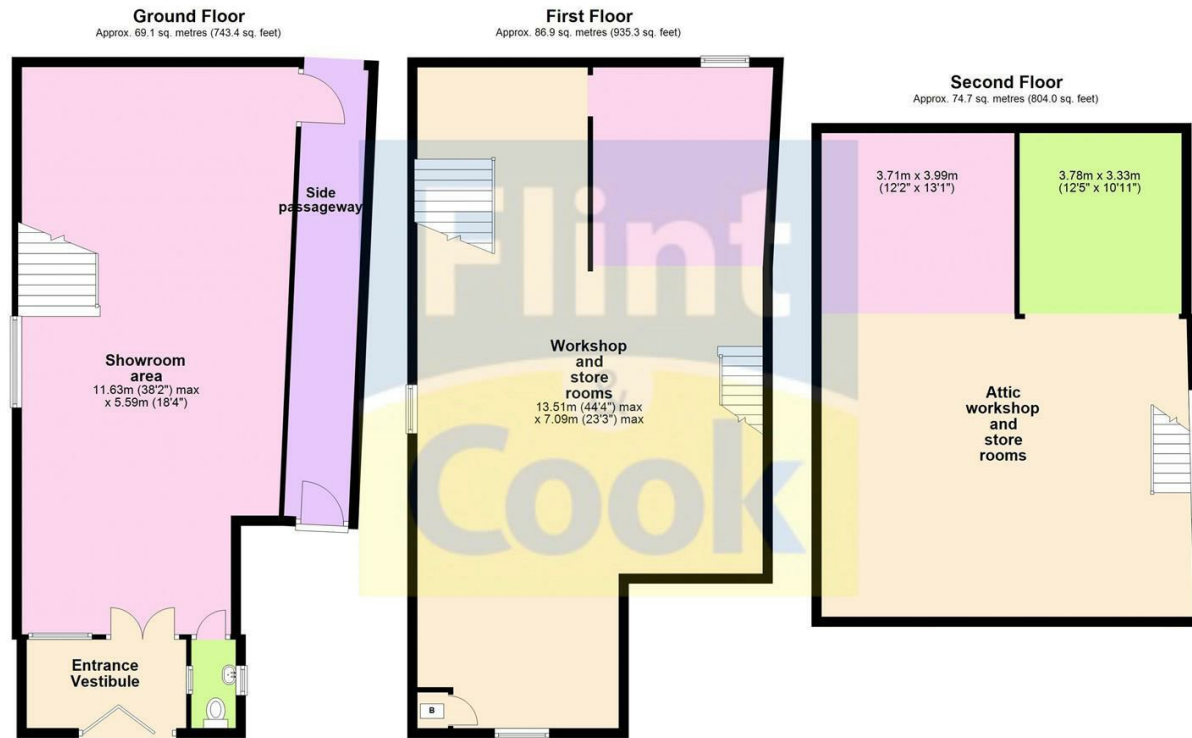
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

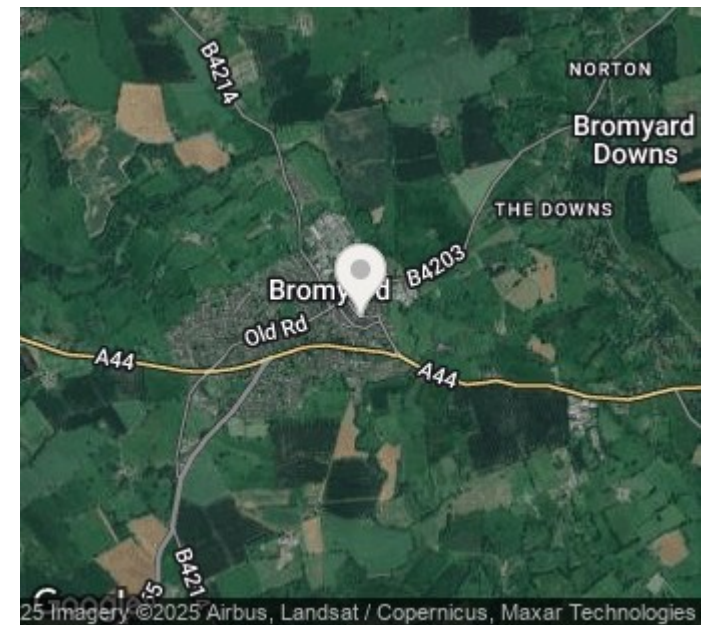
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Total area: approx. 230.7 sq. metres (2482.7 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band:**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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