



MILL STREET STORES

MILL STREET STORES
Groceries
Off Licence
Confectionery
Milk
Ice Creams
Carbide

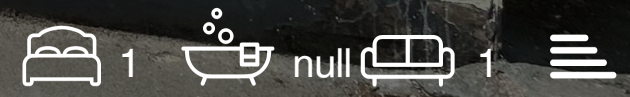
number 4 mill st.

number 4 mill st.
MIND THE STEP

number 4 mill st.

4 Mill Street, Hereford, HR1 2NY

Price Guide £46,000



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INVESTMENT OPPORTUNITY.

This commercial property has been previously used as a retail shop. The property, approximately 18.6 sq meters of retail space, which has the benefit of two door access into the premises from the front. The premises have power points, lighting, sink and separate Wc. Also the shop area has the benefit of air-conditioning. The single storey building could be converted into residential use, subject to planning approval.

EPC B Rating - 0010-5959-0337-5600-3044 -Valid until 5th September 2023

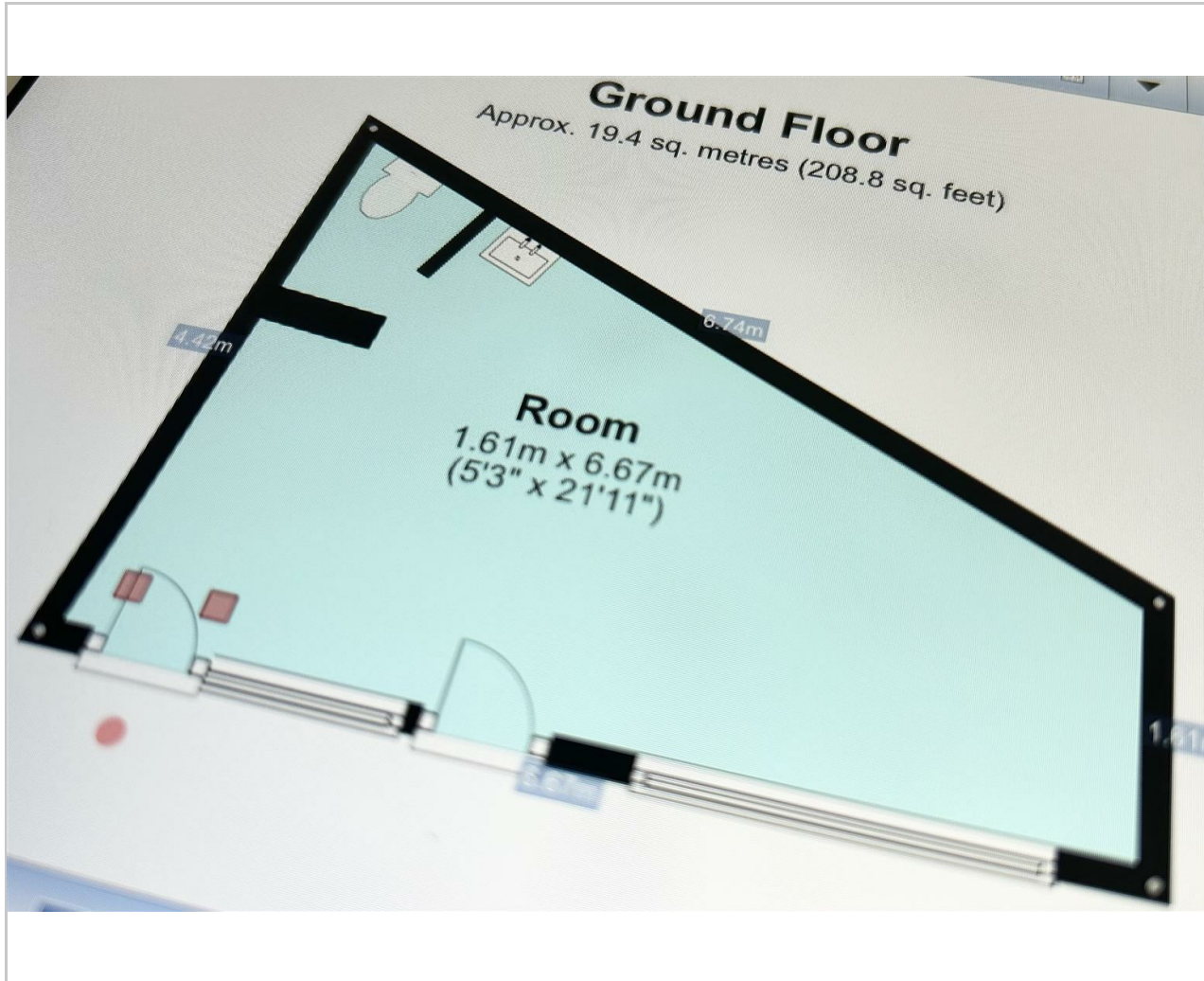
Business Rate Information. Business Rates Apply Mains Services. Mains water and electric are connected.

None of the services or appliances mentioned have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

Agents Note. Due to the shape of the shop area, we would like potential interested parties to satisfy themselves of the measurements before proceeding.



Floor Plan



Area Map



Energy Efficiency Graph

| 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 | | |

Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Hereford
T 01432 274300
E hereford@trivett-hicks.com
10 St. Peters Street
Hereford
HR1 2LE

Directors
Jason Hicks MNAEA
Jeremy Trivett

TrivettHicks Ltd Registered Office
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

Ross-on-Wye
T 01989 768666 F 01989 764185
E ross@trivett-hicks.com
53 Broad Street
Ross-on-Wye
HR9 7DY