



16 SOUTH ST
LEOMINSTER
HR6 8JB

 32.4m²



BLOCSPHERE

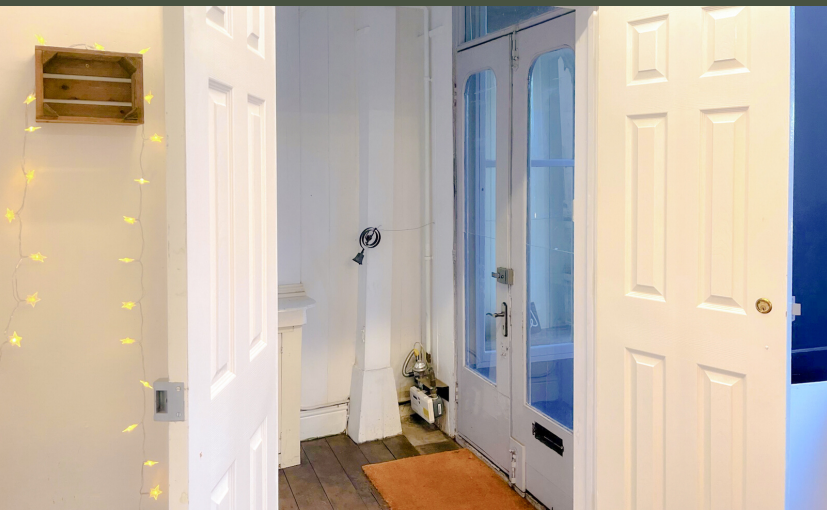
SALES & LETTINGS

sales@blocsphere.co.uk

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LOBBY

Double door to Shop area. This lobby area is for communal access from the street front or rear yard and drop-off area, allowing deliveries or large items to be moved with ease. The attractive lockable curved windows on either side of the double doors are useful for extra display space that will catch the interest of passing trade.



STORE

The store area is not visible from the road. Frosted, double-glazed high-level windows allow natural borrowed light whilst the insulated wall affords security and plenty of space for office equipment, shelving, or other storage. This area is currently under construction and is to be completed by the end of January 2023.



KITCHEN AREA

Frosted, high-level windows to front. This area is currently under construction and is to be completed by the end of January 2023. This area will feature light and power, worktop inset, sink, space for fridge, electric hot water tap.



ADDITIONAL INFO

This premises is available on a 12 month initial lease. Electricity and water use will be billed monthly by the landlord. Blocsphere Sales and Lettings understands that the shop benefits from 100% small business rates relief at this time.

SERVICES

Mains electricity, mains water
Free WiFi - fast fibre

LOCAL AUTHORITY

Herefordshire Council
Business rates exempt - to be confirmed

TENURE

Property is leasehold
12 Month initial contract, landlord willing to negotiate

REFERRALS

A panel of approved local solicitors and conveyancers. Recommended mortgage advisers from our list of FCA-approved advisers.

VIEWINGS

Contact us
Contact our Ludlow office on 03333 601 601 (option 1)
You can also email us at sales@blocsphere.co.uk
Visit our website for more information
www.blocsphere.co.uk





LOCATION



Situated in one of Leominster's main streets, South Street. 16 South Street (B4361) runs from Leominster town centre to the Hereford Road. Footfall from Leominster train station and near-by schools, as well as local and out of area vehicular traffic make this a highly visible and desirable sales or office space.

Leominster is a busy market town between Hereford and Ludlow featuring a range of unique, independent and artisan businesses, as well as national chains such as Boots, Specsavers and Aldi.



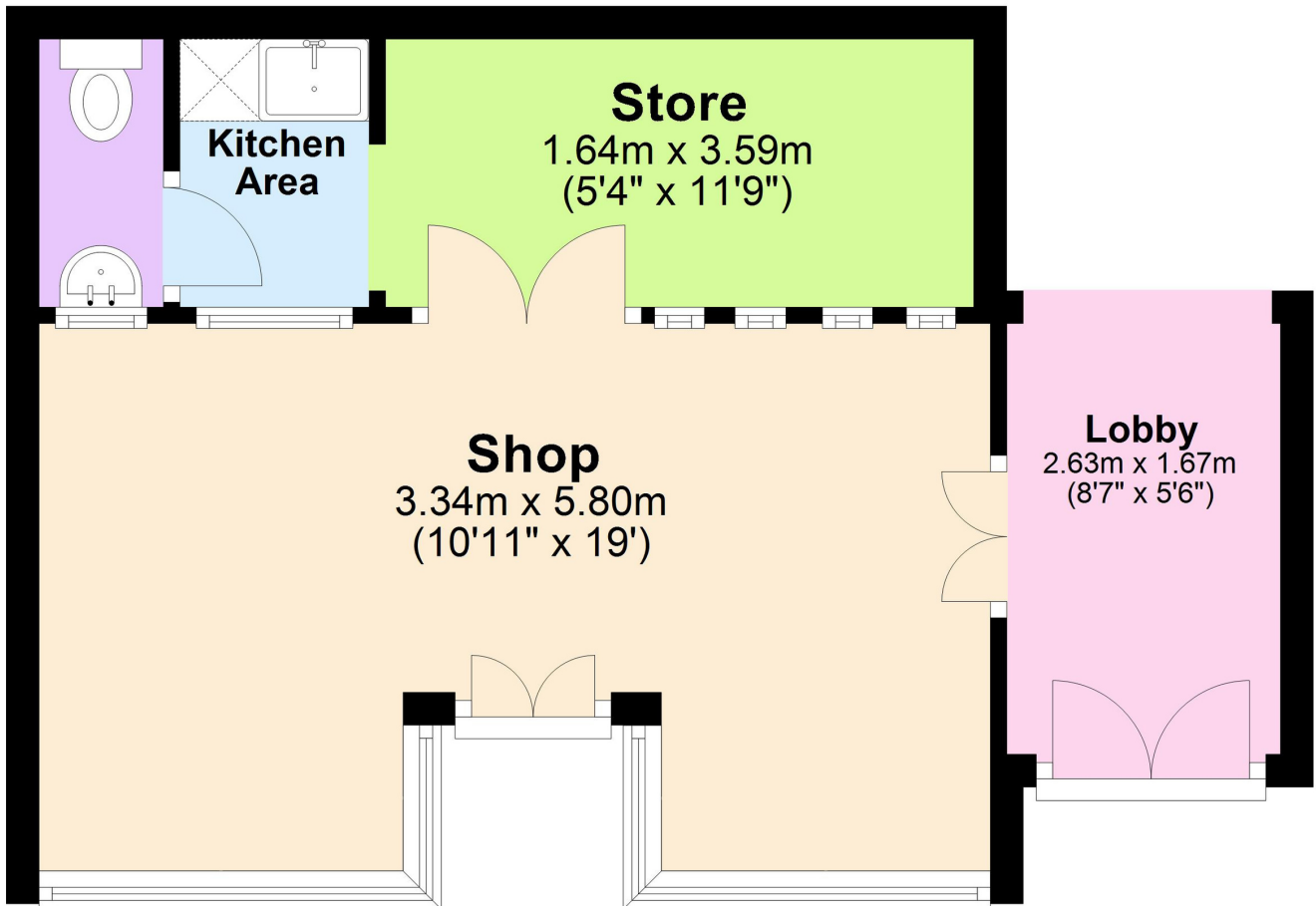


BLOCSPHERE

SALES & LETTINGS

Ground Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 32.4 sq. metres (349.1 sq. feet)