



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

AN INVESTMENT OPPORTUNITY

A GRADE II LISTED GEORGIAN FRONTED TOWN CENTRE BUILDING

WHICH HAS BEEN DIVIDED INTO SEVEN APARTMENTS

**BANK HOUSE
3 BROAD STREET
BROMYARD
HR7 4BS**



Comprising

VEHICULAR ACCESS FROM ROWBERRY STREET TO BRICK PARKING AREA & YARD

THE ONE & TWO-BEDROOM APARTMENTS ALL HAVE MAINS GAS CENTRAL HEATING AND ARE LET ON ASTs

Offers in the region of £405,000

Bank House, 3 Broad Street, BROMYARD HR7 4BS

BANK HOUSE is a substantial town centre building fronting Broad Street and having vehicle access from Rowberry Street to the rear. It is constructed mainly of stone but has an attractive brick Georgian façade to Broad Street.

THE APARTMENTS



These have access from Broad Street or Rowberry Street. There are six one bedroom flats and one two-bedroom flat, most being spacious and each has mains gas fired central heating. The approx. floor areas range from 270 sq ft to 130 sq ft with an average of 550 sq ft. Floor plans of each flat are available for inspection at the agent's office.

THE CAR PARKING AREA



There is an arched opening from Rowberry Street to the brick paved parking area for several cars. A path leads from this area to a yard and the apartments.

THE RENTS

Each apartment is let on an assured shorthold agreement and they are producing £32,640 gross per annum at present but reviews are underway which will increase the gross rental to about £34,000.

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB002278

THE PROPERTY MISDESCRIPTIONS ACT 1991

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. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.