



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

TO LET

In a prominent position facing the main shopping street of Bromyard close to the renowned Market Square and all amenities.

A Single Fronted Lock-Up Shop with Own Entrance, Shared Passage to Kitchen and Lock-Up Store Room with WC.

**36 BROAD STREET
BROMYARD
HR7 4BS**



Comprising

Shop with 13ft 8in Frontage – Approx. 140sq ft, Shared Hall and Kitchen, Lock-Up Store Room – 115sq ft

£4,200 per annum

36 Broad Street, BROMYARD HR7 4BS

FRONT SHOP (13'8" frontage x 11'2") Wide glazed window to street with raised display 9'5" x 3'3", wall lights, inset ceiling lights, spotlight track above window. Internal door to

SHARED PASSAGE and

KITCHEN Door to

LOCK-UP STORE ROOM (11'2" x 10'4") including WC.

N. B. Attached is a sketch plan (not to scale) for identification only with explanation.

SERVICES

Mains electricity and water via meters. Mains drainage.

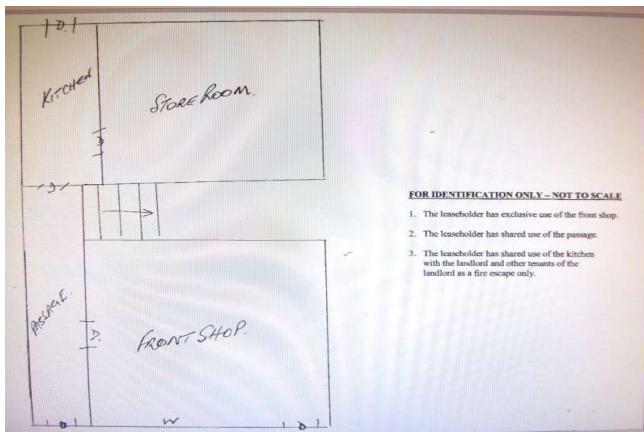
RATEABLE VALUE - £2,000 but generally attracts 100% rate relief. Contact Herefordshire Council for further information.

THE LEASE

Three years with the cost of preparation payable by the tenant.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003357

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.