



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

WITHIN CLOSE LEVEL WALKING DISTANCE OF THE TOWN CENTRE AND ALL ITS AMENITIES.

A GROUND FLOOR BUSINESS PREMISES

OF ABOUT 740 SQ FT IN ALL

WITH MAINS GAS HEATING AND DOUBLE GLAZING

FORECOURT PARKING FOR 3 TO 4 CARS

**5 OLD ROAD
BROMYARD
HR7 4BQ**



Comprising

Porches, Reception, Open Plan Office/Work Area, Private Office, Kitchen, Cloakroom, Store Room.

£7,500 per annum

5 Old Road, BROMYARD HR7 4BQ

5 OLD ROAD is in a prominent position just a short level walk from the town centre and all its amenities. This ground floor business premises is of modern construction having mains gas central heating to radiators, uPVC double glazed windows and external doors and some polished board floors. (Formally a hairdressers.)

The accommodation, with approximate measurements, comprises:-

ENCLOSED PORCH From the car park with window and door to

RECEPTION OFFICE AREA (12'7" x 11'0") with board floor and radiator. Opening to

OPEN PLAN OFFICE/WORK AREA (26'6" x 17'9" max meas) with board floor, five radiators.

PRIVATE OFFICE (11'0" 9'6" max meas) with board floor and radiator.

CLOAKROOM with quarry tile floor, hand basin, radiator, door to

WC with radiator.

KITCHEN/STORE ROOM The kitchen area has a quarry tile floor, sink units, work surfaces and cupboards. The store area has shelves and plumbing for washing machine.

TARMAC PARKING AREA TO FRONT

SERVICES

Mains electricity, gas, water and drainage.

BUSINESS RATES Rateable value £6,500. 100% business rate relief available subject to status of business - contact Herefordshire Council. NO VAT.

THE LEASE

A fixed three or five-year lease to be prepared by the landlord's solicitor, the cost of which to be paid by the tenant.

THE RENT

Payable quarterly or monthly in advance.

DEPOSIT

£1000

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB002666

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.