



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Facing the attractive historic Market Square in the town centre of Bromyard close to all its amenities.

A Single Fronted Retail Shop of Approx. 380 Sq Ft with Part Covered Rear Area, Office, Stores and WC. Spacious 3-Bed Flat with Own Front Door on Ground, First and Second Floors.

**5-7 MARKET SQUARE
BROMYARD
HR7 4BP**



Comprising

Retail Shop of Approx. 380 Sq Ft with Large Area to the Rear. Flat with Own Entrance of Hall, Landing, Sitting Room, Kitchen/Diner, Bathroom, Second Floor Landing, Three Bedrooms.

EPC - G

Offers in the region of £199,500

5-7 Market Square, BROMYARD HR7 4BP

This period brick fronted building faces the historic attractive Market Square in the centre of Bromyard close to all amenities and the bus stop for the regular Hereford service.

It is divided into two separate areas, the shop and the flat both having doors onto Market Square.

THE SHOP & YARD



This was formerly a butchers shop run by Harris Butchers of Bromyard for many years. This spacious shop has a wide display window and its own door from the pavement. Approx. 380 sq ft plus rear.



THE SHOP



- this is L-shaped and 23'10" x 22'0" maximum measures.



Partly tiled walls, window and wide doorway to

THE REAR YARD (approx. 50 ft long x 12'6")



This is partly covered having an office,



two storerooms (formally cold rooms) and WC.

THE FLAT

This has its own door from Market Square to the ground floor. Carpets, uPVC frame double glazed windows to rear and exposed timbers.

HALL with painted brick fireplace surround, built-in cupboards, carpet, hat and coat hooks to

STAIRS with carpet.

LANDING with carpet, exposed ceiling beam, walk-in cupboard with shelves and sash windows to front.

SITTING ROOM (12'7" x 8'11")



Carpet, timber fireplace surround with inset electric fire or open fireplace, exposed ceiling timbers, sash window to front overlooking Market Square.

KITCHEN/DINER (13'2" x 12'11")



Range of base and wall units of cupboards and drawers, spaces for appliances, space for cooker, work surfaces with mosaic style splashback, inset stainless steel sink.



Vinyl floor, exposed ceiling timbers and uPVC frame double glazed window to rear.

BATHROOM (10'5" x 9'6")



White suite of panelled bath with tiling, Triton electric unit, rail and curtain over, WC, hand basin with tiled splashback. Airing cupboard with insulated hot water cylinder, immersion heater and shelving. uPVC frame double glazed window to rear.

Door from the landing to carpeted stairs and half timbered wall to second floor

LANDING (13'4" x 10'9")



Carpet, exposed timbers to one wall, access to loft space, sash window to front.

BEDROOM 1 (13'5" x 12'11" max. meas.)



Carpet, period fireplace surround, exposed wall timbers,



sash window to front and Market Square.

BEDROOM 2 (13'3" x 8'11" max. meas.) Carpet, exposed wall and ceiling timbers, uPVC frame double glazed window.

BEDROOM 3 (10'6" x 9'0") Carpet, exposed wall and ceiling timbers, uPVC frame double glazed window to rear.

SERVICES

Mains electricity, water and drainage.

COUNCIL TAX BAND - The Flat – Band B

BUSINESS RATES

The shop has a rateable value of £3,750 but qualifying businesses will be subject to 100% small business rate relief.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003371

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.