



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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A SUBSTANTIAL PERIOD BUILDING ON A BUSY STREET CLOSE TO THE TOWN CENTRE, ITS AMENITIES, AND THE TWO PUBLIC CAR PARKS

IDEAL FOR INVESTMENT OR PART INVESTMENT WITH OWNER OCCUPATION OF THE GROUND FLOOR OFFICES

**9 CRUXWELL STREET
BROMYARD
HR7 4EB**



A MODERISED GROUND FLOOR OF APPROX. 775 SQ. FT.
Presently Three Offices, Reception, Toilet and Rest Room. Parking Space.

A ONE-BEDROOM FLAT LET ON 6-MONTH AST

THREE ONE-BEDROOM FLATS ON LONG LEASES – Ground Rents and Share of Repairs Payable.

Offers in the region of £240,000

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THE MODERNISED GROUND FLOOR of the brick part of the building is at present a suite of offices of about 775 sq. ft. in all having its own door and two large windows facing the street. There is mains gas central heating to radiators.

This area is offered with vacant possession but the present freeholder would consider a rent, subject to agreement on terms.

N. B. In 2022 planning permission was granted to change the use from retail to residential.

Door from the street to

RECEPTION AREA/OFFICE (approx. 15'0" x 12'0") facing the street.

OFFICE 1 (15'0" x 10'0")

OFFICE 2 (11'6" x 9'6") facing the street.

CORRIDOR

OFFICE 3 (10'6" x 10'0")

CLOAKROOM WITH WC

KITCHEN/REST ROOM (10'0" x 7'6") with sink, fitted cupboards and door to

STOREROOM

N. B. See attached floor plan.

CAR PARKING SPACE

ONE-BEDROOM FIRST FLOOR FLAT ABOVE OFFICES

As let by the freeholder on an assured shorthold agreement at £600 per month. Shared hall, stairs and landing with one other flat.

Full particulars available on request.

THREE ONE-BEDROOM FLATS ON LONG LEASES

One of the flats is on the second floor above the offices and has shared hall, stairs and landing.

Two of the flats are in the stone and slate part of the building to the east of the offices having their own entrance from Cruxwell Street.

Each of the above flats pay a ground rent, insurance and/or service charge together with a share of main structure repair.

SERVICES

Mains electricity, gas, water and drainage. Each flat is responsible for its own user.

COUNCIL TAX on flats payable by the lease holders.

BUSINESS RATES

Rateable value - £4,700.

FULL DETAILS OF LEASES AND REPAIR LIABILITY UPON REQUEST.

Ref. BB003418

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.