



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

TO LET on negotiable terms.

A Deceptively Spacious Retail Shop with Storeroom and Cloakroom being in a prime position facing the main shopping street of Bromyard.

**20 HIGH STREET
BROMYARD
HR7 4AA**



Comprising

The Shop is Approximately 595 Sq Ft with a Frontage of 18 Ft, Two Storerooms of Approximately 270 Sq Ft and a Cloakroom.

£7,200 per annum

20 High Street, BROMYARD HR7 4AA

20 HIGH STREET is in a prime position in the town centre of Bromyard with a frontage of approx. 18 ft.

THE SHOP



is about 35 ft deep by 17 ft average having exposed timbers (approx 595 sq ft).

STOREROOM 1 (15'3" x 11'6")



with window to side.

STOREROOM 2 (12'8" x 7'8")

CLOAKROOM with WC and basin. Door to rear path.

LEASE TERM - Negotiable.

BUSINESS RATES Rateable value £4,600. Contact Herefordshire Council for information on rates payable - if any.

REFERENCES

Business, trade and bank references will be required.

LEGAL FEES

The tenant will be responsible for the cost of preparing the lease.

SERVICES

Mains electricity and water.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. MBB1214

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.