



SAMUEL WOOD

37 Watling Street, Leintwardine, Craven Arms, SY7 0LW

£7,500 Per Annum



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Leintwardine, Craven Arms, SY7 0LW



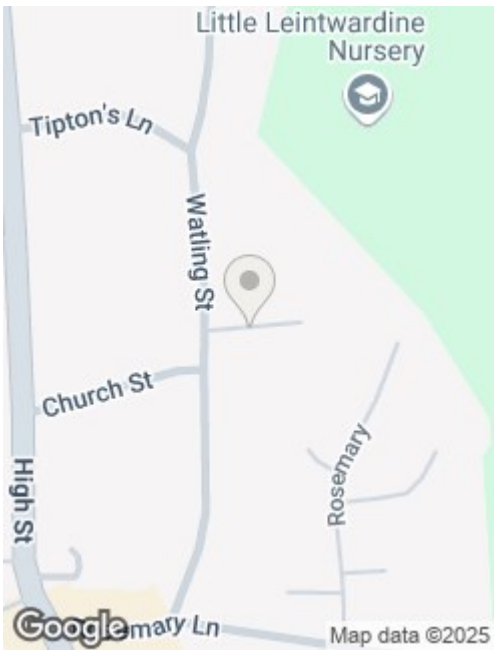
- Large Commercial premises
- Popular village location
- Parking for 3 cars
- 80 sq metres
- Electric heating, solar panels and battery back-up

This substantial ground floor commercial premises located in the desirable North Herefordshire village is suitable for a variety of uses subject to any necessary consents and extends to 80 square metres in total and has parking for 3 cars. The whole building has been fully renovated and includes solar panels with battery back up for reduced energy costs. EPC rating B

This renovated commercial premises sits in a quiet but central position in the delightful village





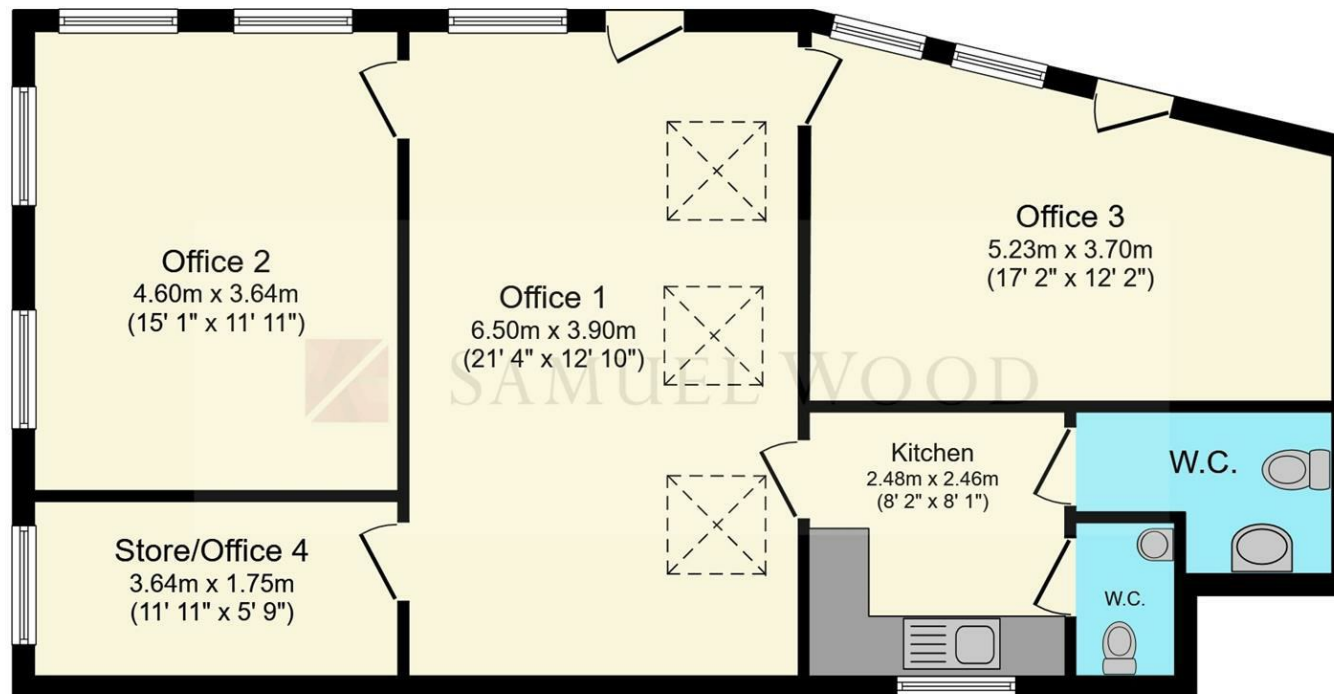


Directions

Approaching Leintwardine from the Ludlow direction, continue into the village and turn left opposite the butcher's shop into Church St. At the end of the road, turn left and then immediately right into Wardens Lane. The property and car park are on the left.







Floor Plan

Total floor area 78.7 m² (847 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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