



37 Watling Street, Leintwardine, Craven Arms, SY7 0LW £7,500 Per Annum



## 37 Watling Street

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







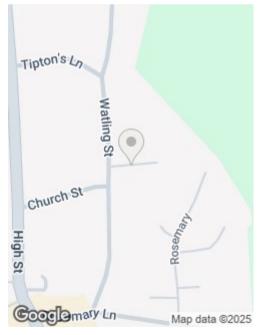










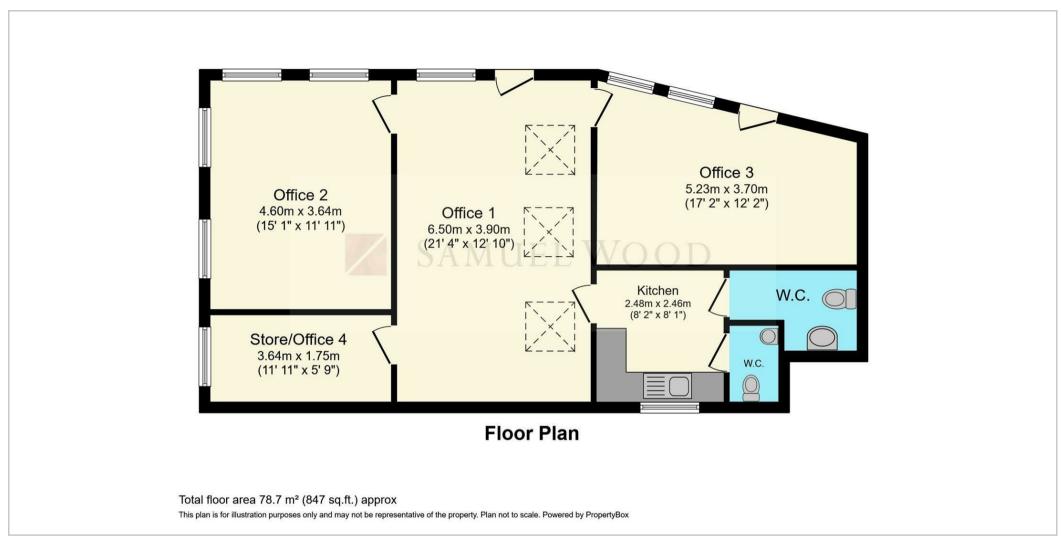


## **Directions**

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.







We take every care in preparing our sales details. They are checked and 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 representation. No person in the employment of or 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 shorts are taken with a wide angle lens.

