



4 Corn Street, Leominster, HR6 8LX

£10,000 P.A

jackson
property

- **Prominent Town Centre Position**
- **Close To Leominster High Street**
- **Flexible Accommodation**
- **Set over 3 Floors with Mixture of Offices, Kitchen + Cellar**
- **Ideal investment or Office Space**
- **Further Development Potential with Planning (subject to necessary permissions)**

LOCATION

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Set in a superb position just off the centre of the market town of Leominster. The town itself has good transport facilities, including Bus and Railway Stations. The area is steeped in history with the imposing Priory Church at its Heart and being Centrally situated to reach the Cathedral city of Hereford, the Beautiful South Shropshire town of Ludlow, and Hay-on Wye and the Welsh Borders are just a short drive away also. Worcester city is a 40 Minute drive giving access to the M5, and Major trunk roads beyond. The Town also offers an excellent range of amenities including traditional High Street shops and a number of supermarkets, primary and secondary school, doctor and dental surgeries and leisure facilities to include swimming pool and Gym.

BRIEF DESCRIPTION

DESCRIPTION

The property is located in a superb central position just off Leominster High Street and was previously occupied by Barclays Bank. The Ground Floor is an

excellent retail space comprising a large open plan office area and some further office space to the rear. Upstairs to the first floor there are a number of offices with separate male and female toilets and an excellent Kitchen area. The cellar is compact and provides some additional storage.

SERVICES

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Mains Electricity, Water and Drainage.
Rateable Value: £12750 - May be eligible for Small Business Relief - Please check with Herefordshire Council.
Tenure: FREEHOLD
Broadband Availability: Ultrafast 1000mbps download

LEASE DETAILS

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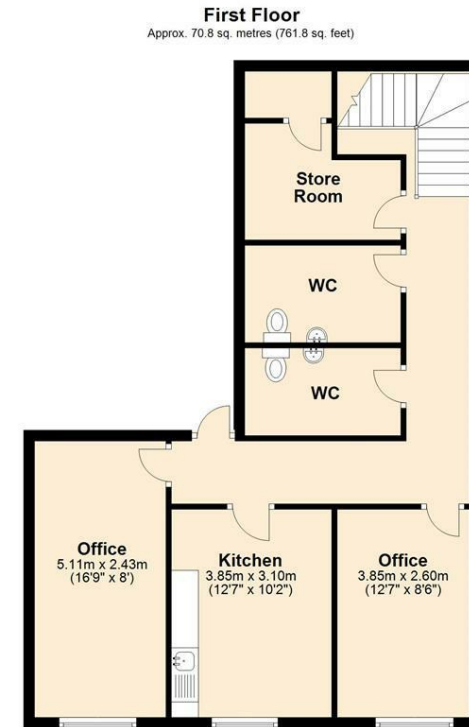
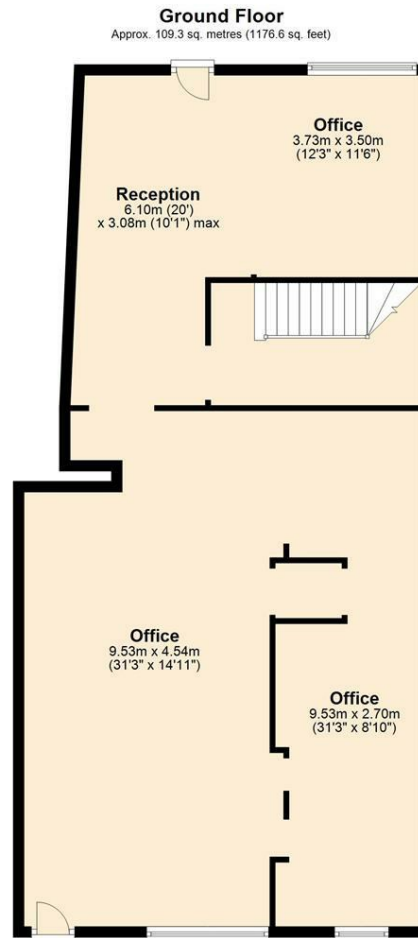
Annual rent £10,000. Terms of Lease Negotiable

JACKSON PROPERTY

COMPLIANCE

JACKSON PROPERTY COMPLIANCE Consumer protection from unfair trading regulations 2008 (CPR) We endeavour to ensure that the details contained in our

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Total area: approx. 180.1 sq. metres (1938.4 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(11-38) F		(11-38) F	
(1-10) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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