



34 Church Street, Hereford, HR1 2LR

£25,000 PCM

jackson
property

- Prominent position in a speciality shopping street
- Available as a whole or able to be floor suites or individual suites
- Large ground floor sales/clinic and treatment use extending to 101.06sqm (1,088sqft)

- Upper floor treatment rooms and facilities 71.21sqm (767sqft)
- Potential for alternative uses subject to planning

Description as a whole

34 Church Street comprises a linked terraced building probably dating from the late 18th Century which is Grade II Listed. The property is traditionally constructed and has 3 storeys with timber sashcord windows at upper floor level and a timber/glazed shopfront with full-height display window and ornamental glazed bars with a side pedestrian access.

Internally, the property affords extensive accommodation at ground floor level and has a total of 7 treatment rooms throughout, and concealed clinical waste storage. It has been used for sales/clinic use together with a beauty salon and allied treatments. It is very well finished internally and has the benefit of air-conditioning, recessed spotlights and bespoke cabinets and fittings. To the rear of the shop is a separate consultation/treatment room which has been partitioned and again this is well finished with separate cupboard and wash-hand basin together with storage. To the rear is a

kitchen/storage area for staff with additional access out.

Stairs from within the main premises lead up to the first floor accommodation and consists of 2 treatment rooms together with a shower room/WC and separate cloakroom/WC. All of these rooms are very well presented as are the 3 treatment rooms at second floor level which are approached from the first floor stairs.

Services & Expenditure

Vat is chargeable on the lease
The property is assessed in the 2023 Rating List as a Shop and Premises with a Rateable Value of £22,500 (a reduction from the previous £25,250).
Services: All mains services are connected

Viewings Lettings

Strictly by appointment.
Please contact the agents on 01568 610600 option 1

Consumer protection from unfair trading regulations 2008 (CPR) We endeavour to ensure that the details contained in our marketing are correct through making

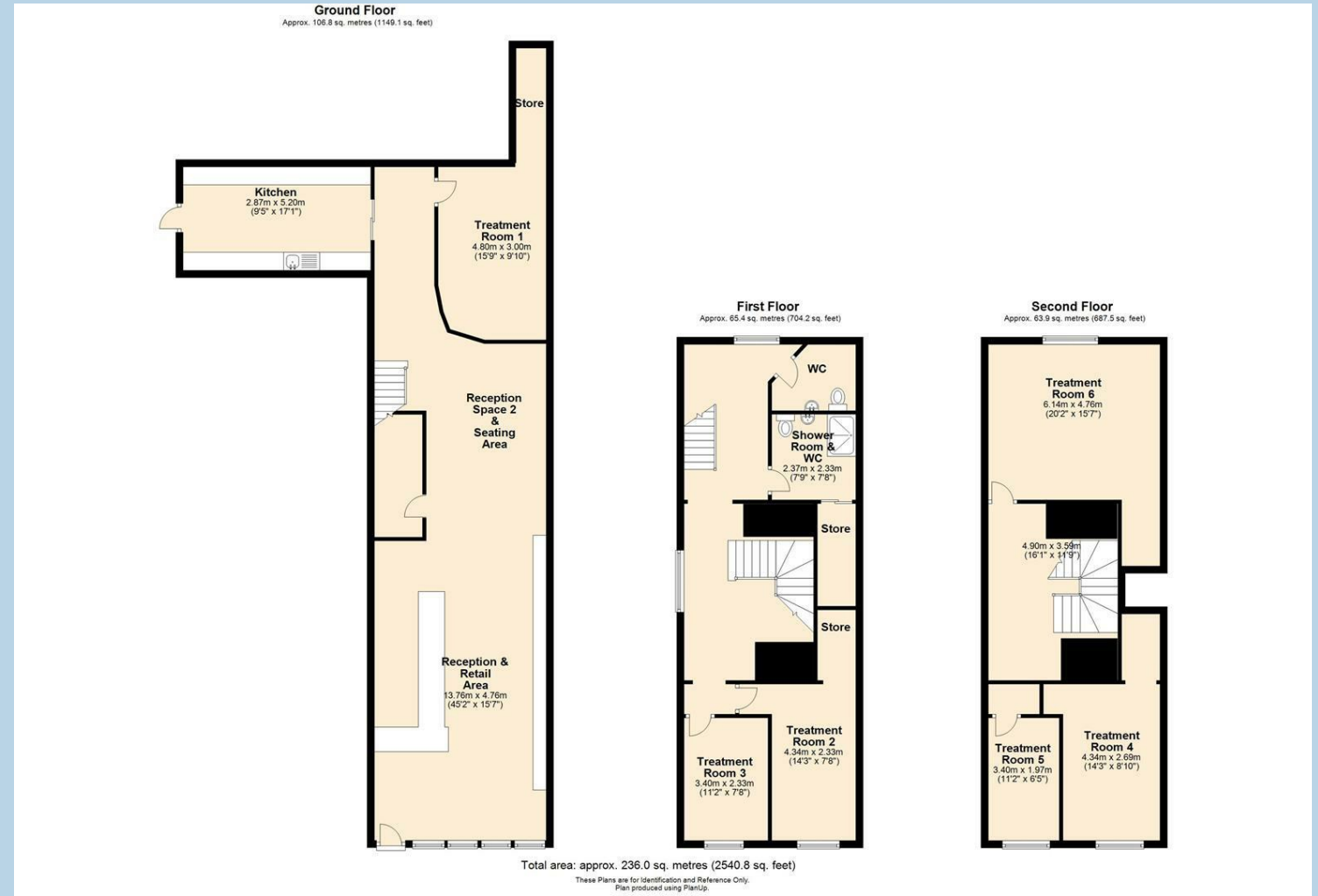
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
					



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