



Treatment Room 6 & Communal Areas 34 Church Street, Hereford, HR1 2LR

£4,800 PCM

jackson
property

- Prominent position in a speciality shopping street
- Treatment Room 6, although more areas available
- Potential for alternative uses subject to planning
- Must be viewed, Flexible terms available

Details

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.

The advertisement is for Treatment room 6 and communal kitchen spaces and 2 washrooms. Further spaces are available

Treatment Room Prices

Ground Floor Retail area
 £1,100 per month
 Room 1 - £400 per month
 Room 2 - £300 per month
 Room 3 - £350 per month
 Room 4 - £300 per month
 Room 5 - £350 per month
 Room 6 - £400 per month

Can be available as individual rooms or multiple. All private and lockable with communal kitchen

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

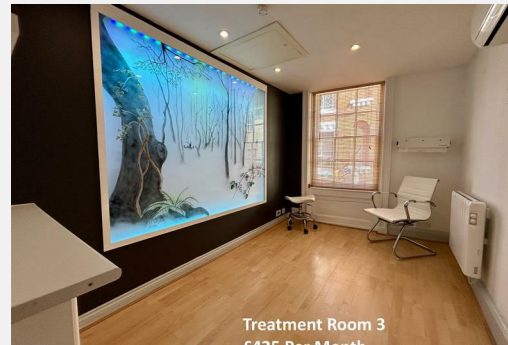
Strictly by appointment. Please contact the agents on 01568 610600 option 1

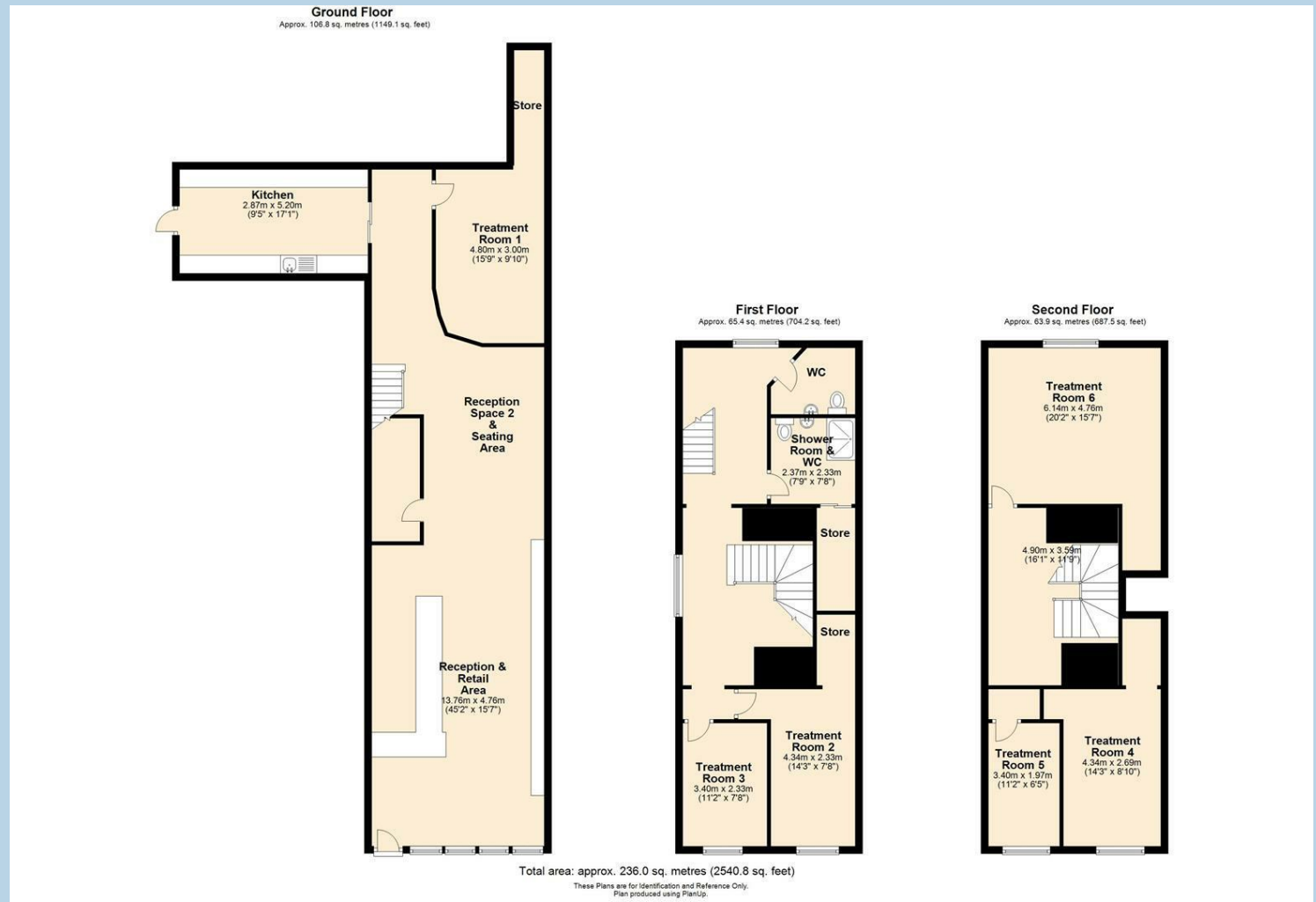
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Treatment Room 6
 £500 per month







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	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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