



GROUND FLOOR & TREATMENT ROOM

Ground Floor Retail & Treatment Room 34 Church Street, Hereford, HR1 2LR

£16,800 PCM

£1300 per month

jackson
property

- **Prominent City Centre Ground Floor Retail Space & Treatment Room**
- **Further spaces available**
- **Kitchen and Washrooms**
- **Potential for alternative uses subject to planning**

Description

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 Ground Floor is available at the advertised rent, having access to the communal kitchen space and 2 washrooms.

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

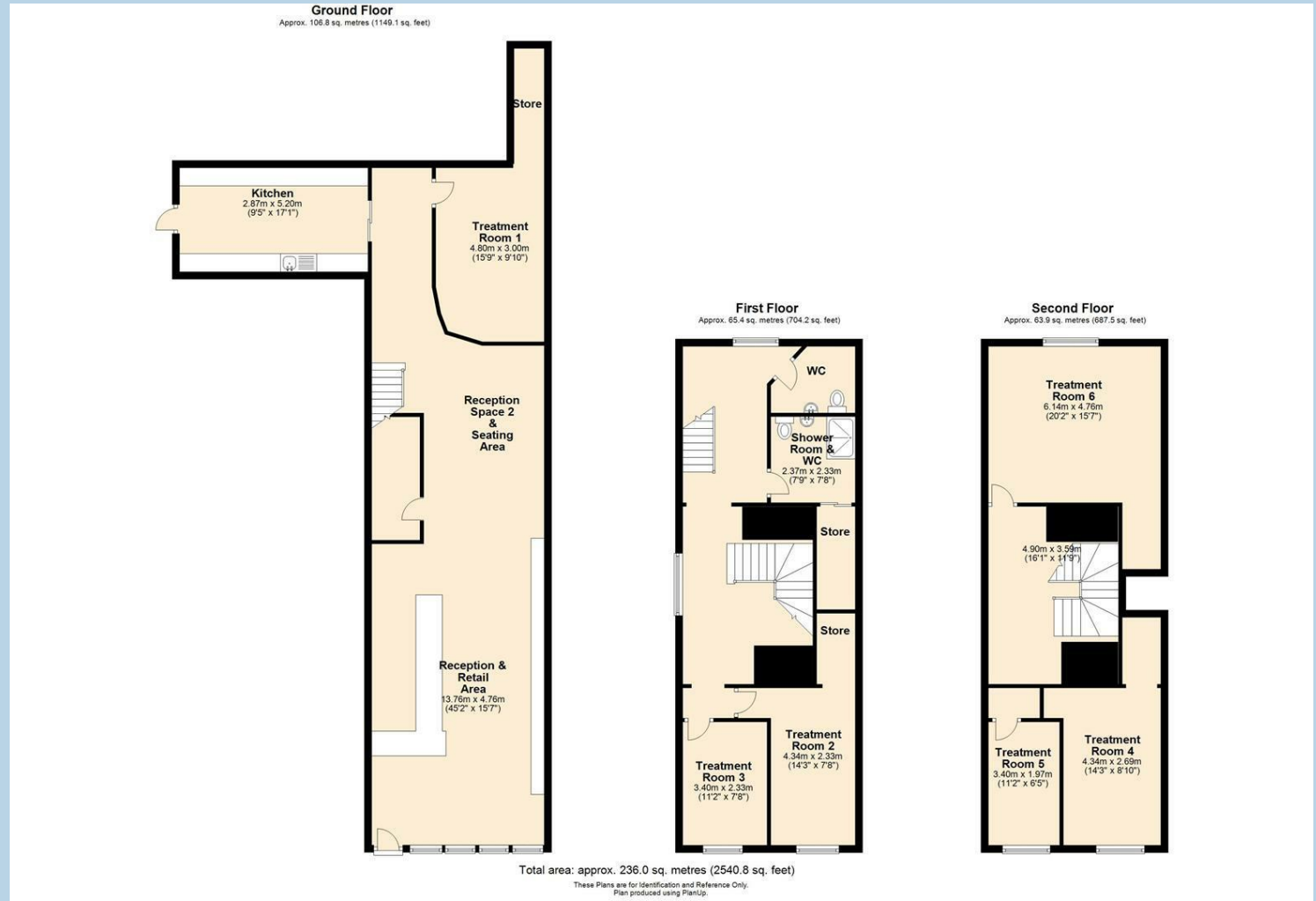
Strictly by appointment. Please contact the agents on 01568 610600 option 1

Consumer protection from unfair trading regulations 2008 (CPR) We endeavour to ensure that the details contained in our marketing are correct through making detailed enquiries of the owner(s), however they are not guaranteed. Jackson Property Group have not tested any appliance, equipment, fixture, fitting or service. Any intending purchasers must satisfy

themselves by inspection or otherwise as to the correctness of each statement contained within these particulars. Any research and literature advertised under the material information act will have been done at the time of initial marketing by Jackson Property Jackson Property may be entitled to commission from other services offered to the client or a buyer including but not limited to: Conveyancing, Mortgage, Financial advice and surveys.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	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

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.