



11-13 West Street

Leominster, HR6 8EP

- Central Town Position
- Double Bay Windows
- Storage Rooms
- Terms of Lease Negotiable
- EPC
- Shop Premises
- 2 x Main shop areas
- Cloakroom
- Cafe/Restaurant

£8,500 P.A

01568 610600
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3 Broad Street
Leominster
Herefordshire



Location

This retail unit in a prominent position with passing trade throughout the day. Leominster is a busy market town located off the A49 between Hereford and Shrewsbury, approximately 10 miles south of Ludlow. The town boasts a variety of independent and chain businesses, and with a population of 11,700 and a large influx of tourists annually, the shops, restaurants, cafes and pubs enjoy year-round trade.

Leominster is known as "The Town in The Marches", and dates back to the 7th Century.

The Property

Set in a prominent position with a good shop frontage, doors open to a small entryway with further doors to each side of the property. To the left, a good open space with kitchen area to rear, and WC and storage following behind. An opening leads through to the right side of the property, offering more open space to the front, and counter space to the rear. Another opening leads through to a room with counter space and two sinks. Through the door to the rear, a WC and storage can be found.

This well-maintained shop with a large window frontage that is very prominent to both walking and passing vehicular trade. The shop is well-lit and features 2 large display bay windows. Situated in West Street, and has good access from the A49 and train station.

The lease is negotiable. The site would make an ideal for a cafe or retail.

Access is available via the front entrance with a loading/unloading bay opposite for deliveries and collections, car parking is within walking distance.

Business Rates

Rateable Value £8,800 per annum
Rate Payable TBC

Lease

Terms and length of lease negotiable.

Local authority

Herefordshire Council. Telephone 01432 260000

Services & Expenditure Lettings

Services Connected: Mains Electric, Water and Drainage

Viewings Lettings

Strictly by appointment. Please contact the agents on 01568 610600 option 2

Tenancy Information Portal Link Lettings

For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".



Ground Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



Total area: approx. 65.8 sq. metres (707.9 sq. feet)

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

11-13 West Street, Leominster



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