



28 West Street, Leominster, Herefordshire, HR6 8ES

£4,000 P.A



- Central Town Position
- Shop/Office Premises
- Shop/Office Area
- Staff Room/Storage Room

- Staff Toilet/Kitchenette
- Terms Negotiable

LOCATION

The property commands a prominent location on West Street in the centre of the market town of Leominster which has a resident population of approximately 12,000 and a wider catchment area of approximately 40,000. The town is strategically located at the intersection of the A49 South Wales to Manchester and the A44 Worcester to mid Wales route. The town is also on the Manchester-Cardiff railway. The city of Hereford is 13 miles away, Worcester 26 miles and Shrewsbury 36 miles.

BRIEF DESCRIPTION

Set in prominent position with good shop frontage, a glazed door opens to the principle shop/office area which measures 16'3 x 9'0 (4.95m x 2.74m) with large glazed display window to the front elevation, ceiling spot lights, power points, electric panel radiator and built in cupboard unit. A doorway leads through to a rear passage which provides access to a small Kitchenette area and staff toilet/wc. There is also a Staff/Storage Room to the rear which measures 10'1 x 7'7 (3.07m x 2.31m) with ceiling light, power points and wall mounted electric heater.

BUSINESS RATES

The Rateable Value is £2,600 but the maximum Small Business Rate Relief should be obtainable.

LEASE

Terms and length of Lease Negotiable

SERVICES

Main Electricity, Water & Drainage

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that

jackson
property

01568 610600

info@bill-jackson.co.uk



**28 West Street
Leominster
Herefordshire
HR6 8ES**

they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

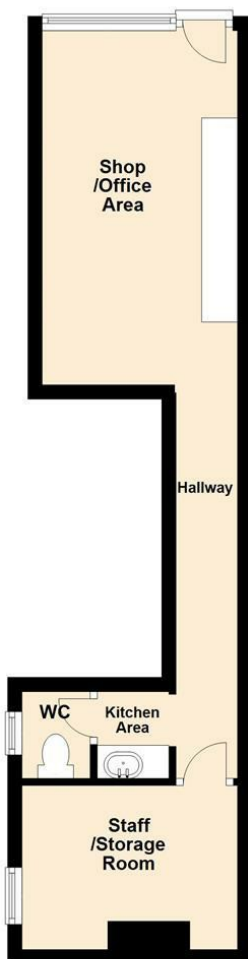
Directions

Located in West Street in the heart of the north Herefordshire town of Leominster

Jackson International - for themselves and the owners/landlords of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Ground Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 28.0 sq. metres (301.7 sq. feet)