



7, High Street, Kington, HR5 3AX  
Price £149,950

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LAND & NEW HOMES

# 7 High Street Kington

CASH BUYERS ONLY - SHOP & FLAT

This is an ideal opportunity to acquire a flat and prime retail space in the centre of the popular market town of Kington. The property is Grade II Listed with many original details and set over four floors and includes storage rooms, cellar and a courtyard. Viewing is highly recommended to appreciate the accommodation and potential on offer.

- COMMERCIAL AND RESIDENTIAL PROPERTY
- GRADE II LISTED
- TWO SPACIOUS RECEPTIONS THREE DOUBLE BEDROOM ROOM FLAT, ORIGINAL FEATURES
- RETAIL SHOP WITH FLEXIBLE STORAGE ROOMS
- INVESTMENT OPPORTUNITY
- CENTRALLY LOCATED
- VACANT POSSESSION - NO ONWARDS CHAIN

## Material Information

**Price** £149,950

**Tenure:** Freehold

**Local Authority:** Herefordshire

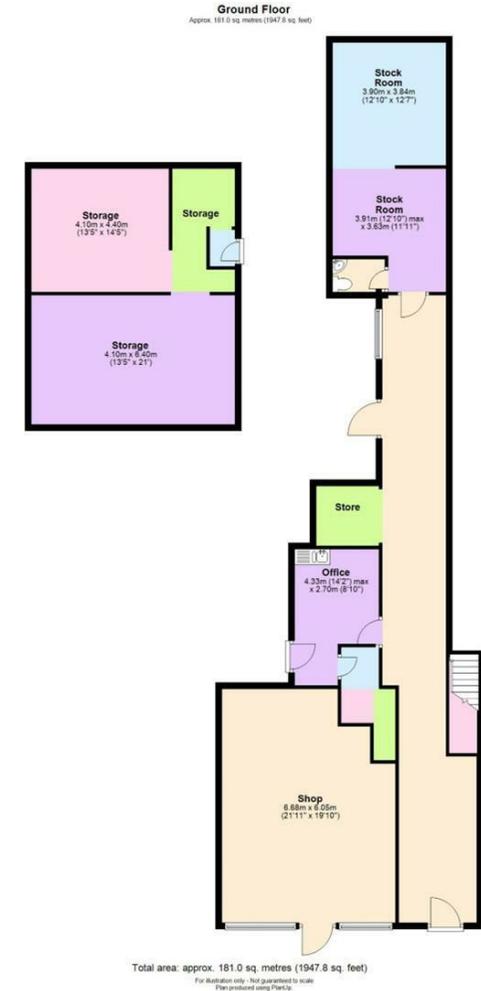
**Council Tax:** B

**EPC:** E (39)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	39 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

Situated within the centre of the market town of Kington is 7 High Street, a mid terraced Grade II Listed property offering an investment opportunity. The shop comprises; shop floor, changing room, office, storage room, two stock rooms and two storage rooms to the cellar. The Flat is located on the first and second floor and comprises; Living room, dining room, kitchen, three double bedrooms and a family bathroom. There is a courtyard.

## Flat 7

A door to the right hand side of the shop front opens into the entrance hall where there is access to the flat and also to the shop and storage rooms. The flat door opens to the staircase with original balustrade which rises to the first floor landing with feature arched window on return. The landing is spacious with high ceilings and a feature arch window to the rear. The living room is a fabulous size with original Victorian features including two sash windows to the front, wooden flooring, high ceilings with coving and picture rail plus the original feature decorative fireplace. The dining room has a sash window to the rear, wooden floorboards and a feature decorative fireplace. At the end of the landing is the kitchen/breakfast room which is fitted with base units, has space for an oven, white goods and a breakfast table and chairs. From the hall is a useful storage cupboard and the staircase to the first floor. All of the bedrooms are light and airy doubles. There is a bathroom fitted with basin and a bath with a shower over. Separate WC. Wooden floorboards throughout.

## Shop

The shop is currently vacant. It is double fronted with a door from the high street into the shop. There is a changing area and access into the back office. From here the inner hall can be accessed which is also shared with the flat. There are two stock rooms, a cloakroom and a storage room on this floor. The cellar provides two further storage rooms with full height.

## Services

Shop premises and flats - electric storage heating. Mains water, electric and drainage.  
Flat - Herefordshire Council Tax Band B

## Location

Situated in Kington which is well catered for offering a number of individual shops, supermarkets, a doctors surgery, a private health club with pool, plus nursery, primary and secondary schooling. The nearby town of Presteigne is just 6 miles with historic market town of Leominster some 16 miles, the Cathedral City of Hereford is approximately 20 miles away and the well known town of Hay-On Wye is also just 15 miles away.

## Investment

Both the shop and flat are currently vacant for the purposes of sale, both have a good rental history - figures upon request for previous tenants.  
The flat has been previously let and we believe that it could achieve possible rental figures of £700/£725 per calendar month.

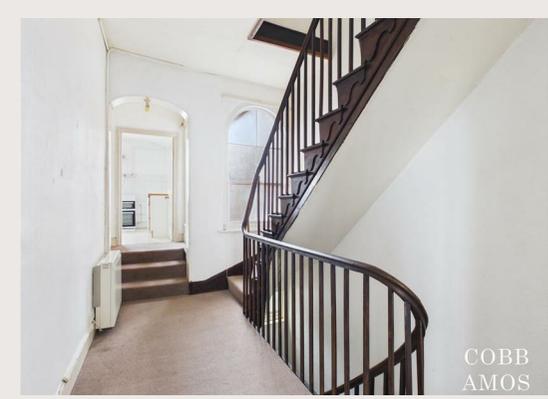
## Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS

From Leominster proceed on the A44 towards Kington, at the roundabout continue straight over on to Headbrook, following the road around into to Bridge Street. Bear around to the left onto High Street where the property will be found on the right hand side.





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