



A FREEHOLD MIXED COMMERCIAL & RESIDENTIAL INVESTMENT PROPERTY

In an elevated position in the shopping centre of Bromyard facing the attractive market square.

A Retail Shop with Modernised Two-Bedroom Apartment Over, in a Period Building with Exposed Timbers. Tenants in situ yielding £12,600 per annum.

**3 MARKET SQUARE
BROMYARD
HR7 4BP**



Comprising

Retail Shop Area of Approx 375 sq ft, Rear Yard with Workroom, Sink Area and WC off, Dry Cellar. EPC - pending.

First and Second Floor Fully Modernised Two-Bedroom Apartment with Gas Central Heating and Exposed Timbers. EPC – D

Offers in the region of £205,000

3 Market Square, BROMYARD HR7 4BP

3 MARKET SQUARE is in an elevated position at the heart of the shopping area of Bromyard close to all amenities.



It faces the attractive market square with its central car parking area (limited to one hour).

There is a part glazed door to a **SHARED HALLWAY** with lockable doors to shop and to the stairs to the apartment.

THE SHOP - This has a window facing the square, a good-sized shop with a wealth of exposed timbers, an enclosed rear yard with workroom, sink area and WC off. From the shop stairs down to a dry cellar.

THE APARTMENT – This is on the first and second floors being expensively re-furbished to include exposed wall and ceiling timbers and gas fired central heating from a combi-boiler. From the front windows there are views over the square to Bromyard Downs.

THE SHOP (Subject to a lease)

Shared hallway to

RETAIL GROUND FLOOR SHOP (24'8" x 15'6")



Including stairs to cellar, wealth of wall and ceiling timbers, attractive oak frame open partition,



display window to the square, feature corner fireplace (sealed) with timber over, door to rear and

ENCLOSED YARD



Blue tile flooring and door to

BUILDING Comprising:

Treatment Room, Sink Area with WC off.

From the shop there are stairs down to a

DRY CELLAR/BASEMENT (15'2" x 10'11")

THE APARTMENT (Subject to an assured shorthold agreement.) This is approached by a lockable door from the shared hall to stairs, front door to

LOUNGE (12'3" x 12'2")



Window overlooking the square.

N. B. The fireplace surround has now been removed.

OPEN PLAN KITCHEN/DINER



Range of base and wall units of cupboards and drawers, cooker, fridge and washing machine, work surface with Belfast sink and extractor.



Under stairs cupboard and window to rear.



Door and stairs from the kitchen to **LANDING**.

SHOWER ROOM



Shower cubicle, hand basin set into a vanity unit, WC. Cupboard housing the gas fired boiler. Window to rear.

BEDROOM 1 (12'9" x 12'2")



Two built-in wardrobes, sash window overlooking the square.



VIEW



BEDROOM 2 (12'0" x 6'6") Window to rear.

FURNITURE The furniture in the flat, with the exception of a sofa, is the property of the freeholder.

TENURE

The property is freehold.

SERVICES

Mains electricity, water and drainage to shop and apartment, Mains gas to the apartment.

RATEABLE VALUE OF SHOP £2,500 (small businesses maybe able to claim small business relief)

COUNCIL TAX BAND OF APARTMENT - A

LEASE AND AGREEMENT

The shop is let on a secure lease at £4,800 per annum exclusive and is due for a rent review. The apartment is let on an assured shorthold agreement at £650 pcm (£7,800 pa).

N. B. PHOTOGRAPHS

These are historic and are only included for guide purposes.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB002910

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.