



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

Facing the main shopping street of Bromyard, close to all its amenities, and within walking distance of the car parks

A Town Centre Shop with 18 Ft Single Frontage Together with Store Rooms and Cloakroom.

**20 HIGH STREET
BROMYARD
HR7 4AA**



Comprising

Main Shop Area of Approx. 595 Sq Ft with a Street Frontage of 18 Ft, Two Store Rooms of Approx. 270 Sq Ft and a Cloakroom.

Offers in the region of £85,000

20 High Street, BROMYARD HR7 4AA

20 HIGH STREET is in a prime position in the town centre of Bromyard facing the main shopping street. It is close to all the town's amenities, the bus stop for the regular Hereford/Worcester Service and the two public car parks. There is limited time on street parking on High Street.

THE SHOP



This has a street frontage of 18 ft, is about 35 ft deep by 17 ft average – approx. 595 sq ft. It has a concrete floor on two levels and exposed ceiling timbers.

A wide opening to

STORE ROOM (15'3" x 11'6")



with window to side and opening to

STORE ROOM 2 (12'8" x 7'8")

CLOAKROOM AREA with basin and separate WC.

SERVICES

Mains electricity, water and drainage.

BUSINESS RATES

The rateable value is £6,000. This is in the nil band but interested parties should check with Herefordshire Council.

N. B. The owner of the shop is also the freeholder of the flat above. This is on a long lease on a ground rent of £125 per annum and the leaseholder contributing to the cost of building insurance.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003459

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.