



**BARRY**  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

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A SUBSTANTIAL PERIOD BRICK FRONTED BUILDING ON A BUSY STREET CLOSE TO THE TOWN CENTRE, ITS AMENITIES, AND THE TWO PUBLIC CAR PARKS

IDEAL FOR INVESTMENT OR PART INVESTMENT WITH OWNER OCCUPATION OF THE GROUND FLOOR OFFICES

**9 CRUXWELL STREET  
BROMYARD  
HR7 4EB**



A MODERISED GROUND FLOOR OF APPROX. 775 SQ. FT.  
Presently Three Offices, Reception, Toilet and Rest Room, Gas Heating, Parking Space.

A ONE-BEDROOM FLAT LET ON 6-MONTH AST

A ONE-BEDROOM FLAT ON A LONG LEASE – Ground Rent and Share of Roof Repairs Payable.

**Offers in the region of £195,000**

**NEW PRICE**

## **9 CRUXWELL STREET, BROMYARD HR7 4EB**

**THE MODERNISED GROUND FLOOR** of the building is at present a suite of offices of about 775 sq. ft. in all having its own door and two large windows facing the street. There is mains gas central heating to radiators. This area is offered with vacant possession. N. B. In 2022 planning permission was granted to change the use from retail to residential.

Door from the street to

**RECEPTION AREA/OFFICE** (approx. 15'0" x 12'0") facing the street.

**OFFICE 1** (15'0" x 10'0")

**OFFICE 2** (11'6" x 9'6") facing the street.

**CORRIDOR**

**OFFICE 3** (10'6" x 10'0")

**CLOAKROOM WITH WC**

**KITCHEN/REST ROOM** (10'0" x 7'6") with sink, fitted cupboards and door to

**STOREROOM**

**CAR PARKING SPACE**

### **ONE-BEDROOM FIRST FLOOR FLAT ABOVE OFFICES**

As let by the freeholder on an assured shorthold agreement at £600 per month which is due for review. Shared hall, stairs and landing with the second floor flat to front door.

This flat has uPVC double glazed windows, fitted kitchen in 'light cherry' with appliances, bathroom suite, full mains gas fired central heating from a combi-boiler to radiators.

The accommodation comprises: entrance hall, lounge 14.2 x 12.10, kitchen 11.7 x 7.2, inner hall, bathroom, bedroom 12.9 x 9.5.

### **ONE-BEDROOM SECOND FLOOR FLAT**

This is the subject of a long lease with ground rent and share of any roof repairs payable.

Full particulars available on request.

### **SERVICES**

Mains electricity, gas, water and drainage.

**COUNCIL TAX** on flats payable by the lease holders.

### **BUSINESS RATES**

Rateable value - £4,700.

**FULL DETAILS OF LEASES AND REPAIR LIABILITY UPON REQUEST.**

***Ref.*** BB003418

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.