



BARRY  
**Bufton**

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

Tel. 01885 482171

## AN INVESTMENT OPPORTUNITY

On the main shopping street of Bromyard close to all amenities and the bus stop for the regular Hereford/Worcester service.

A PERIOD BRICK FRONTED BUILDING

**16 HIGH STREET  
BROMYARD  
HR7 4AA**



*Comprising*

A Lock-Up Shop of Approx. 360 sq ft

Three One-Bedroom Flats And A Two-Bedroom Cottage with Garden  
(SUBJECT OF LEASES)

**Offers in the region of £220,000**

## **16 High Street, BROMYARD HR7 4AA**

### **THE SHOP**

This has a frontage of 15'6" and faces the main shopping street of Bromyard. It comprises:-

A uPVC frame double glazed door with side panel from the street with wide display window to the side.

**FRONT SHOP** (15'5" x 13'2") with wide opening to

**FITTING ROOM** (12'2" x 10'5") Step and opening to

**STORE ROOM** (8'8" x 6'11") Door to across shared hall to

**CLOAKROOM** Hand basin with water heater over, tiled floor and door to

**WC** with tiled floor, electric heater, hand basin and high window.

**RATEABLE VALUE** - £

### **SERVICES**

Mains electricity, water and drainage.

### **LEASE**

The shop is let on a secure lease as a ladies' fashion business and the rent is £3,900 per annum which is due for review.

### **THE FLATS AND COTTAGE**

These are approached by a uPVC door from the street to a

**SHARED HALL, STAIRS AND LANDINGS** having automatic lights and door to

### **FIRST FLOOR - FLAT 1**

Door to

**HALL** with smoke alarm.

**BATHROOM** White suite of panelled bath with tiling, glazed screen and Max Duo electric shower over, hand basin with tiled splashback, WC. Vinyl floor, wall fan heater.

**LOUNGE** (13'7" x 10'8" max.) Fitted carpet, smoke alarm, electric panel radiator, uPVC double glazed window to High Street.

**BEDROOM** (13'9" x 8'5") Fitted carpet, smoke alarm, electric panel radiator, uPVC double glazed window to High Street.

**KITCHEN** (13'9" x 8'5") Board style laminate floor, range of base and wall units of cupboards and drawers, spaces for appliances, work surface with tiled splashback, inset single drawer sink with hot water supplied by a heater in cupboard below. Tiled former fireplace opening with space and point for electric cooker. Smoke alarm, uPVC double glazed window to rear, electric panel radiator.

**COUNCIL TAX BAND** - A

## **SERVICES**

Mains electricity, water and drainage.

## **LEASE**

The flat is let on an Assured Shorthold Agreement at a rent of £360 pcm (£4,320 pa) which is due for review.

## **SECOND FLOOR - FLAT 2**

Door from the landing to

**HALL** Fitted carpet.

**LOUNGE** (13'11" x 9'6") Fitted carpet, electric wall radiator, uPVC frame double glazed window to front.

**KITCHEN** (13'4" x 7'10") Vinyl floor, range of base and wall units with light oak fronts of cupboards and drawers, space with electric cooker, work surface with tiled splashback, inset stainless steel single drainer sink and mixer tap. TESI wall mounted electric water heater/tank, uPVC frame double glazed window to rear with view through to Bromyard Downs.

**BEDROOM** (14'1" x 9'4" max. meas.) Fitted carpet, electric wall radiator, uPVC frame double glazed window to front.

**BATHROOM** White suite of panelled bath with rail, curtain, Mira Go electric shower and wet board over, hand basin set on a vanity unit with mirror over, WC. Vinyl floor, Hyco wall fan heater, uPVC frame window.

## **COUNCIL TAX BAND - A**

## **SERVICES**

Mains electricity, water and drainage.

## **LEASE**

The flat is let on an Assured Shorthold Agreement at a rent of £400 pcm (£4,800 pa) which is due for review.

## **THIRD FLOOR - FLAT 3**

Door from the landing to

**KITCHEN** (11'10" x 5'9") Base and wall units of cupboards and drawers, spaces with electric cooker and fridge, work surface with tiled splashback and inset stainless steel double drainer sink. Vinyl floor, window with view to rear and escape window.

**SITTING ROOM** (9'5" x 6'0") Fitted carpet, Velux roof light and inset.

**BEDROOM** (9'3" x 7'11") Fitted carpet, inset drawers and Velux roof light.

**SHOWER ROOM** Hand basin, WC, tiled shower with Triton unit. Vinyl floor, part tiled walls, cupboard, low cupboard with electric water heater.

## **COUNCIL TAX BAND - A**

## **SERVICES**

Mains electricity, water and drainage.

## **AT PRESENT VACANT**

### **THE COTTAGE - GROUND FLOOR TO REAR OF SHOP**

This property is approached by a door from the shared hallway to the rear yard. uPVC front door to

**HALL** with radiator.

**OPEN PLAN LOUNGE/KITCHEN** (25'7" x 11'1") Board style floor, radiator, uPVC double glazed window and sliding patio doors, opening to the kitchen area with base and wall units, eye level cooker, space and plumbing for washing machine, work surface with tiled splashback, inset stainless steel single drainer sink, inset four-ring hob. Extractor, two uPVC frame double glazed windows.

**CLOAKROOM** WC and hand basin.

**CUPBOARD** with electric boiler which supplies hot water and heats the radiators.

Stairs from the lounge with carpet to

## **LANDING**

**BEDROOM 1** (12'0" x 11'6") Fitted carpet, ceiling fan light, uPVC frame double glazed windows to side and rear garden.

**BEDROOM 2** (9'3" x 8'1") Fitted carpet, radiator and uPVC frame double glazed window.

**BATHROOM** White suite of panelled bath with glazed screen, shower and wet board walls, unit of cupboard, WC with concealed cistern and hand basin. Vinyl floor, ladder style radiator and uPVC window.

## **OUTSIDE**



Partly covered rear yard and steps to



garden mainly lawn.

## **COUNCIL TAX BAND - B**

### **SERVICES**

Mains electricity, water and drainage.

### **LEASE**

The cottage is let on an Assured Shorthold Agreement at a rent of £650 pcm (£7,800 pa).

### **VIEWING**

Strictly by prior appointment with the Agent on 01885 482171.

***Ref.*** BB003494

#### **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.