

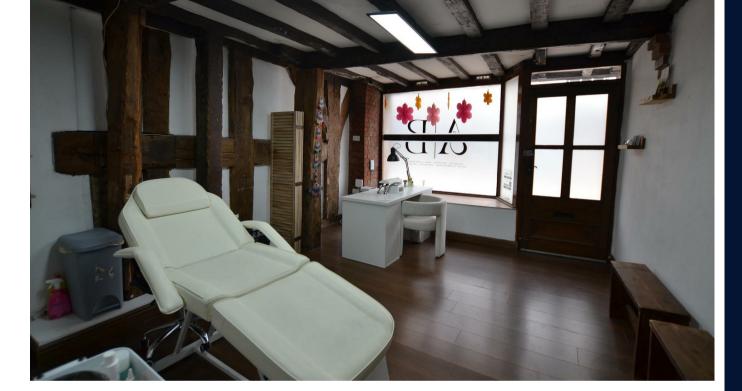
3 High Street, Leominster, HR6 8LZ. £6,000

3 High Street Leominster HR6 8LZ

£6,000

## **PROPERTY FEATURES**

- Retail Shop Premise
- To Let
- Ground Floor Area
- Good Display Window
- Easy Access
- Usable Cellar With W.C.
- Town Centre
- Rental £6,000 Per Annum

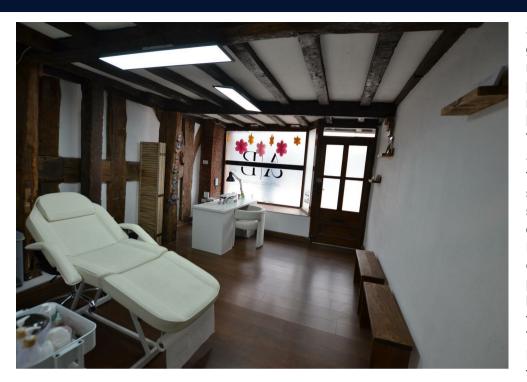






To view call 01568 616666





Situated in a prime trading position a ground floor shop premises ideal as retail or office, subject to any necessary planning permissions, but having most recently been used as a beauty salon, hairdressers and a gents outfitters. The shop which is in the main High Street of Leominster, being a busy thoroughfare giving access to other shops and businesses and with the shop being offered for rental with terms of lease to be agreed via the agents. Leominster has a growing and thriving community of in access 1200 population, having a main railway line, bus station and is only 12 miles north of the cathedral city of Hereford. The full particulars of 3 High Street, Leominster are further described as follows:

A ground floor retail shop premises having a display window to front and a glazed panelled door opening into the shop/sales area.

The character shop has exposed wall and ceiling timbers, laminate flooring, modern lighting and having previously been used as a beauty salon and having a wash hand basin and water available.

From the shop area a doorway gives access to a most usable cellar, ideal for storage, having lighting, power and a corner wash hand basin, plus a low flush W.C.

## SERVICES.

Mains electricity and water.

## **ROOMS AND SIZES**

Shop To Rent

Ground Floor Shop/Sales Area

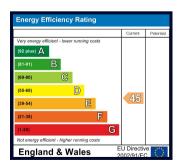
4.93m x 3.73m (16'2" x 12'3")

Usable Cellar

W.C

## PROPERTY INFORMATION

Council Tax Band -Property Tenure -



Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.









