



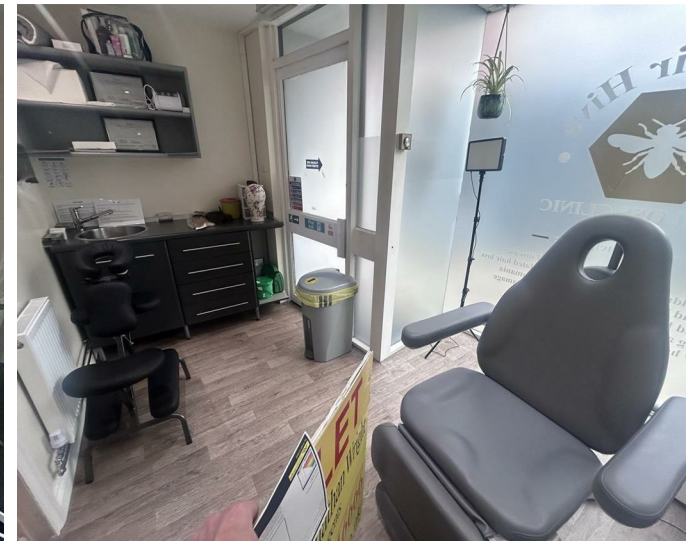
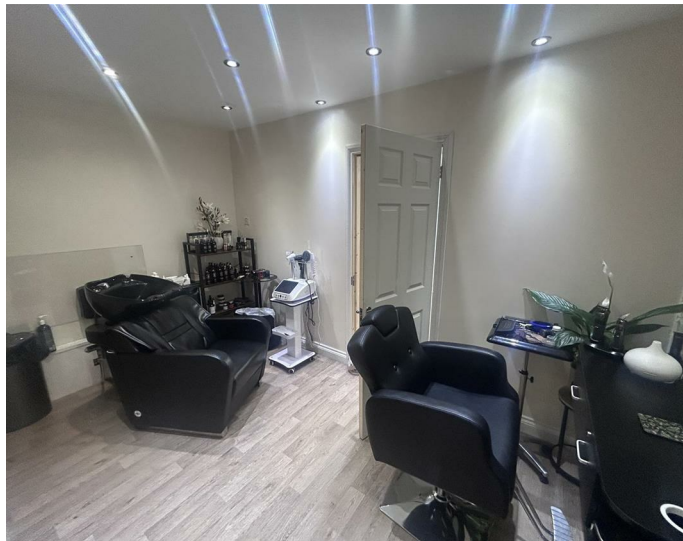
12a&b Drapers Lane, Leominster, HR6 8ND. £7,000 Per Annum

**12a&b Drapers Lane
Leominster
HR6 8ND**

£7,000 Per Annum

PROPERTY FEATURES

- Shop Premises
- 2 Good Retail Areas
- Office
- Staff W.C
- Gas Central Heating
- Town Centre Position
- Large Display Windows
- Free 1 hour parking close by



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JonathanWright
estate agents



TO LET £7,000 PER ANNUM

IDEAL FOR A HAIRDRESSERS SALON

Situated in a busy pedestrian thoroughfare in the historic market town of Leominster, a well presented and spacious double fronted retail premises, having 2 large display windows to front, 2 good retail areas, an office, kitchenette, W.C. and gas central heating.

Drapers Lane is a good and vibrant retail position linking Leominster's Corn Square with Broad Street and close by is free 1 hour parking. Leominster's town centre has a good range of shops, supermarkets, cafes and restaurants also has a weekly open air market and a monthly farmers market in the nearby Corn Square.

easily be reinstated as one large room). To the rear of the secondary retail area a door opens into a kitchenette having a stainless steel sink unit with cupboards under, working surfaces with cupboards, space for appliances and lighting.

A second door off the secondary retail area opens into a W.C. having a low flush W.C, pedestal wash hand basin and an extractor fan.

SERVICES.

The property has mains water, mains drainage, gas fired central heating and telephone subject to BT regulations.

Tenancy

£7,000 per annum

Utilities to be paid by the tenant

Terms negotiable.



An entrance door off Drapers Lane opens into a good size retail area having a good display window to front, vinyl floor covering, radiators, power points, telephone point, inset lighting and a door into a storage cupboard .

An archway leads into a secondary retail area with inset lighting throughout, plenty of power points, radiators and also plumbing and drainage. A door then leads into an office with a sink, a large full length window to front looking onto Drapers Lane and a secondary entrance door opening to the front. (The office and secondary retail area can



ROOMS AND SIZES

Retail Area 7.16m x 3.76m max (23'5" x 12'4" max)

Secondary Retail Area
6.50m x 3.86m including office (21'3" x 12'7" including office)

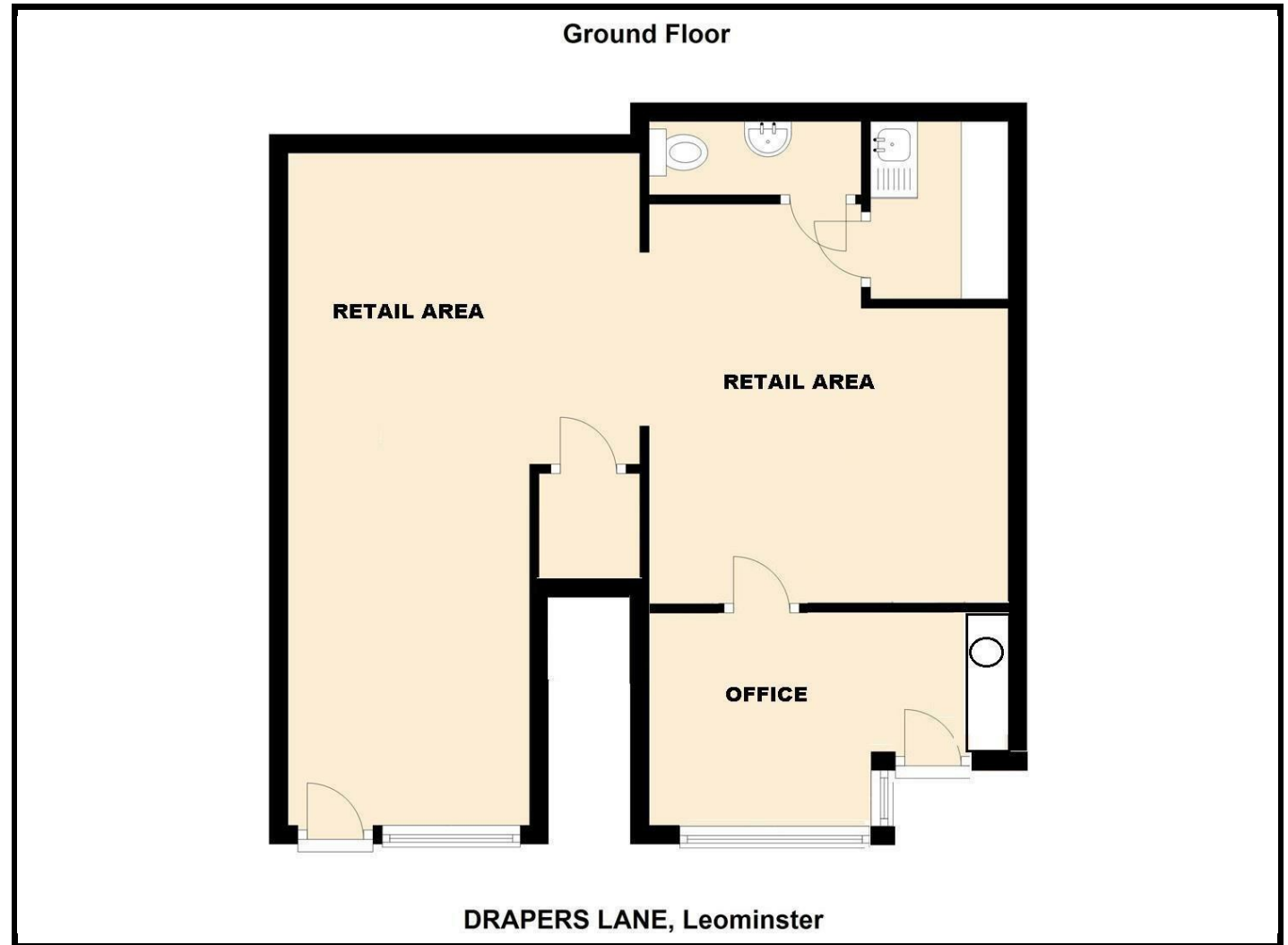
Kitchenette 2.16m x 1.85m (7'1" x 6'1")

Staff W.C.

PROPERTY INFORMATION

Council Tax Band -
Property Tenure -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Appliances

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

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