



31 High Street, Leominster, Herefordshire HR6 8LZ

Freehold Commercial Premises In High Street Location

Guide Price £150,000





# 31 High Street

Leominster, Herefordshire HR6 8LZ

- Prominent Corner Position In Centre Of Market Town Of Leominster
- Imposing Freehold End Terraced Property
- Including Ground Floor Retail/Shop Premises
- With A1 Retail Usage
- Plus First & Second Floor Flat Requiring Improvement
- Pedestrian Rear Access Off Butchers Row
- Excellent Investment Opportunity
- Existing Tenant Providing Good Annual Income



*Guide Price*  
**£150,000**  
*Freehold*

To arrange a viewing please contact us on

t. 01568 610600  
info@bill-jackson.co.uk  
www.bill-jackson.co.uk





## LOCATION

The property commands a prominent corner location on the main High Street in the centre of the market town of Leominster which has a resident population of approximately 11,000 and a wider catchment area of approximately 40,000. The town is strategically located at the intersection of the A49 South Wales to Manchester and the A44 Worcester to mid Wales route. The town is also on the Manchester-Cardiff railway. The city of Hereford is 13 miles away, Worcester 26 miles and Shrewsbury 36 miles.

## DESCRIPTION

The property comprised an impressive end terraced, three storey commercial and residential premises set in a prominent high street location. The ground floor comprises a shop premises currently run as a Fruit and Veg shop with excellent double frontage and visibility with main shop floor with a small office area and rear hallway with door to cellar and further door giving rear access onto Butchers Row. A staircase from the rear hallway leads up to the first and second floor accommodation that comprises a residential flat in need of refurbishment but currently offering cloakroom, kitchen, separate living room and bathroom on the first floor and 3 bedrooms on the second floor with access to loft storage from the second floor landing.

## AGENTS NOTES

- Ground floor with A1 Retail usage
  - Sold with existing tenant providing good annual income.
- For further details contact the selling agent.

## SERVICES

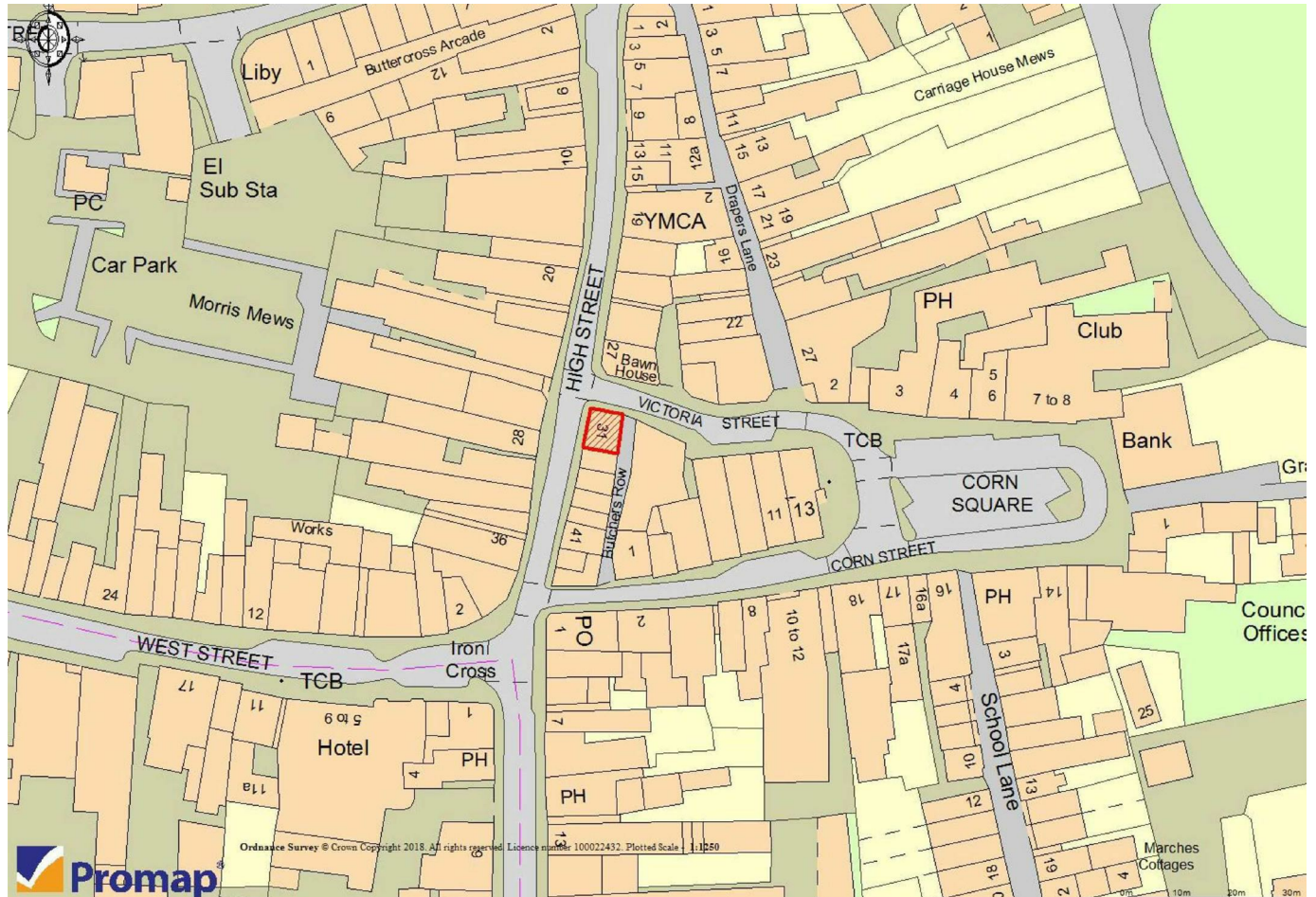
We understand that all mains services are available or connected.

## BUSINESS/COUNCIL TAX RATES

The Rateable Value is £6,100 with the amount payable £2,995.10 but the maximum Small Business Rate Relief should be obtainable. We understand that the flat is in Council Tax Band A amount payable £1,357.69

## LEGAL COST

Each party to be responsible for their own legal cost incurred in the transaction



**VIEWS**  
By appointment with the agents: Jackson  
Property  
Tel: 01568 610600  
Email: [info@bill-jackson.co.uk](mailto:info@bill-jackson.co.uk)  
**DIRECTIONS**  
Located in centre of market town of  
Leominster on the corner of the High Street  
and Victoria Street.

3 Broad Street, Leominster, Herefordshire, HR6 8BT  
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