



Stepping Stone Hot Food
*Breakfast, Paninis, Toasted Sandwiches,
Jacket Potatoes, Beefburgers, Soup*

Shop/Retail Premises , 15 West Street, Leominster HR6 8EP

Excellent Ground Floor Shop Premises In Prominent Location

£8,500 P.A

jackson
property

Shop/Retail Premises

15 West Street, Leominster HR6 8EP

- Set In One Of The Main Streets In The Charming & Well Serviced Market Town Of Leominster
- Ground Floor Retail/Shop Premises In West Street
- Excellent Shop Frontage
- Large Primary & Secondary Shop Area
- Together With Office, Cloakroom & Staff/Kitchen Area To The Rear
- Available Immediately
- Terms of Lease Negotiable

P.A
£8,500 P.A

To arrange a viewing please contact us on

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



LOCATION

This ground floor retail/shop premises commands a prominent location in West Street, one of the main streets in the centre of the market town of Leominster which has a residential population of approximately 11,000 with the wider catchment area of approximately 40,000. The shop has, for many years, been run as a Salon/Hairdressers and would lend itself to something similar however its prime position would be perfect for a number of retail outlets.

FULL DESCRIPTION

Glazed inset recessed front door opens to a

SHARED HALLWAY

With further glazed door leading through to the

INITIAL SHOP AREA

With excellent glazed display frontage, ceiling lighting and ample power points, opening out to a

LARGER SHOP AREA

With further ceiling lighting and power points fitted and also having some built-in cupboards with stainless steel sink.

To the back of the shop is a

REAR HALLWAY

With doors off to a

CLOAKROOM

With low flush w.c. wall mounted hand wash basin with hot and cold tap over and ceiling light.

A sliding door also leads to an

OFFICE

With power and lighting.

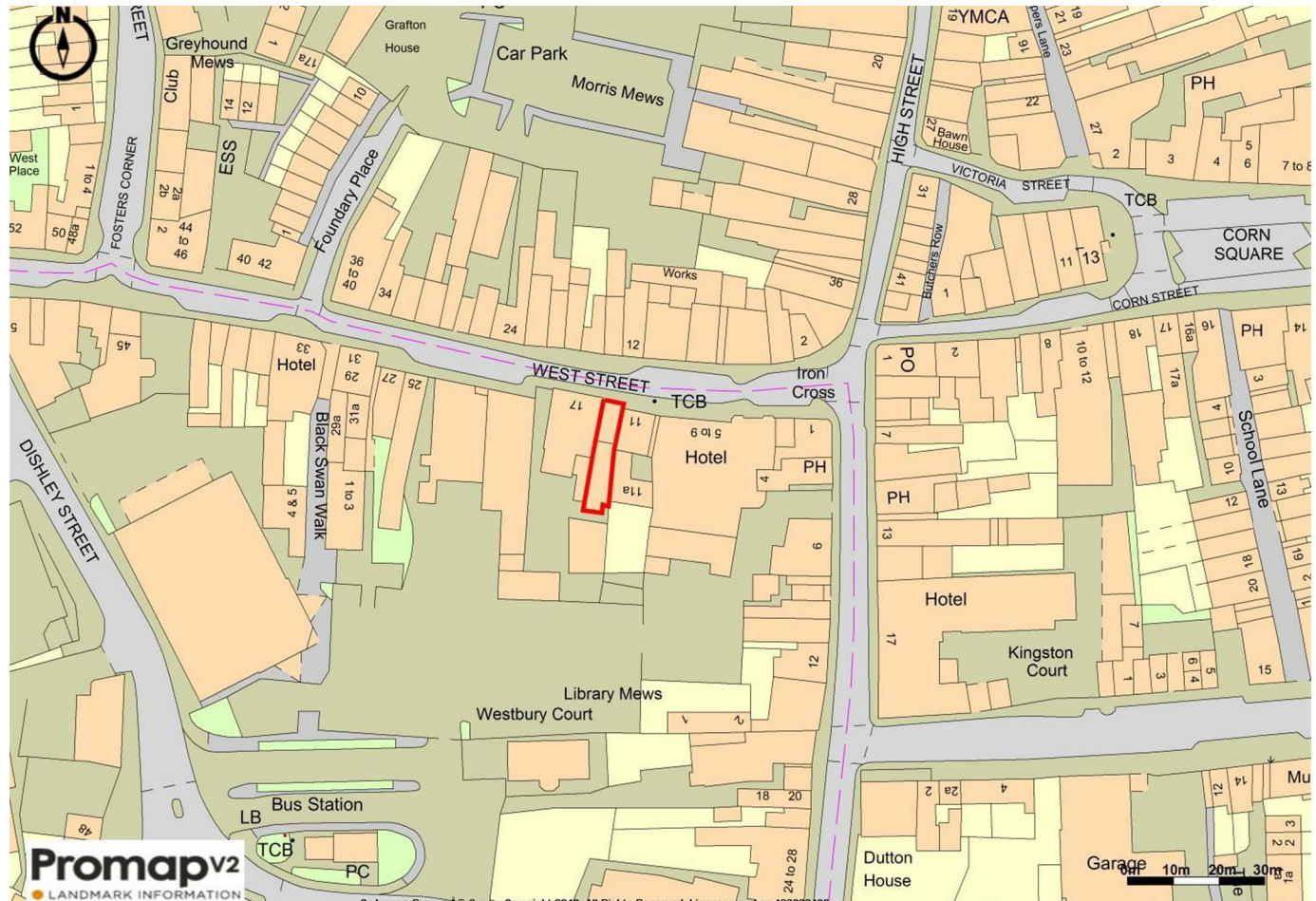
The Hallway continues to the rear, past a BUILT IN STORAGE CUPBOARD and leading on to a

STAFF KITCHEN

With a further Store Room to the rear.

SERVICES

Mains Electricity, Water & Drainage.

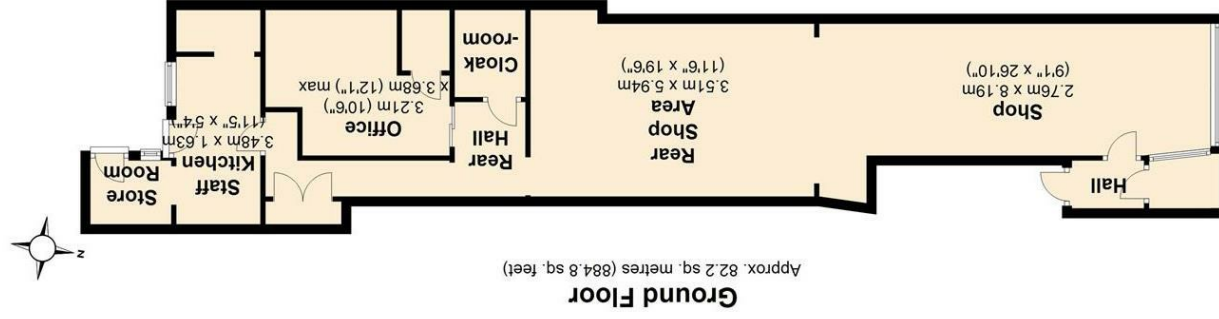


OUTGOINGS
Rateable Value 2018/2019: £5,100
Amount Payable: £2,448.00
Small business may be able to claim full rate relief on this amount.

TERMS OF LEASE
Terms of Lease Negotiable - Contact Agents for further details.

LOCAL AUTHORITY
Herefordshire Council Tel. 01432 260000.

VIEWING
Strictly by prior appointment through the Agents, Jackson Property. Tel. 01568 610600.



Total area: approx. 82.2 sq. metres (884.8 sq. feet)
These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

15 West Street, Leominster

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services:
Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.