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PROFESSIONAL NAIL STUDIO

CORPORATE GAMES

6 High Street, Leominster, Herefordshire HR6 8LZ

Ground Floor Office/Shop Premises

£7,500 P.A

jackson
property

6 High Street

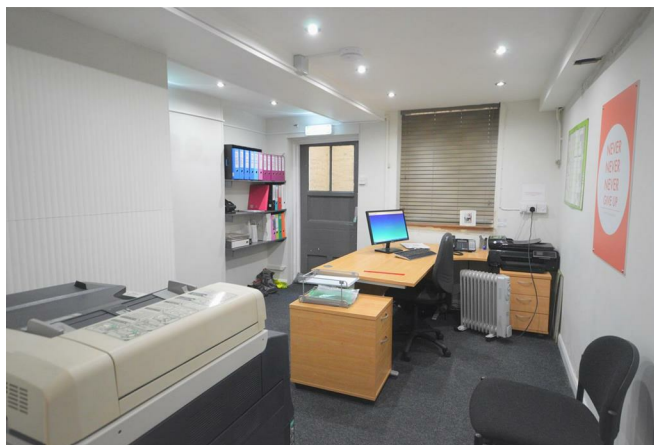
Leominster, HR6 8LZ

- Prominent High Street Location In Market Town Of Leominster
- Well Presented Office/Shop Premises
- Including Main Office/Shop Area & Further Basement Office & Separate Meeting Room/Store Room
- Kitchenette Area & Cloakroom/WC To Rear
- Excellent Shop Frontage
- Terms Of Lease Negotiable

P.A
£7,500 P.A

To arrange a viewing please contact us on

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



LOCATION

6 High Street is a ground floor office/shop premises situated 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.

The property is described as follows:-

A glazed inset front door with excellent glazed double frontage opening to

MAIN OFFICE/SHOP 20'11" x 13'4" (6.38m x 4.06m)

With glazed display windows to the front elevation, ceiling lighting, 2 panelled radiators and ample power points and telephone point. A door to the rear of the office leads to

KITCHENETTE AREA

With base units with rolled edge work surface over, stainless steel sink unit, space for fridge/freezer, glazed window to the rear elevation, ceiling lighting, panelled radiator, door giving access to an enclosed side passage leading back to the main High Street.

CLOAKROOM

With low flush w.c., pedestal hand wash basin and ceiling light.

From the Main Office, a staircase leads down to the

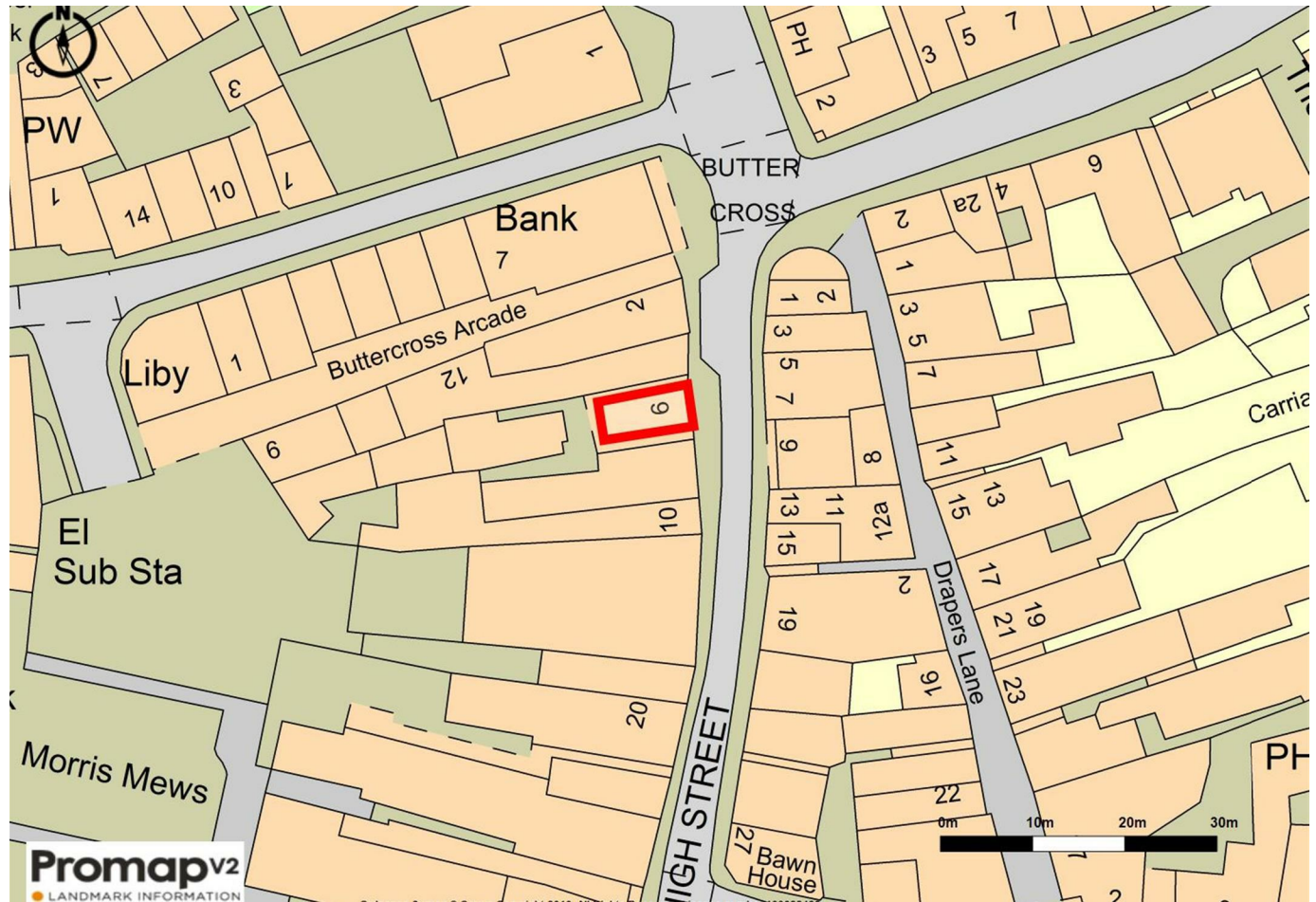
BASEMENT OFFICE 2. 13'9" x 10'7" (4.19m x 3.23m)

With window to the rear elevation and glazed door giving access to an external staircase leading up to a doorway to the side passageway, ceiling light, panelled radiator, power points and telephone point fitted. A doorway leads through to

MEETING ROOM/STORE ROOM

With an overall measurement of 15'7" x 15'72 (4.75m x 4.75m)

With ceiling light, power points, telephone point and panelled radiator fitted.



SERVICES

Mains Electricity, Water & Drainage
Gas fired central heating provided through the Landlord.

OUTGOINGS

Current Rateable Value: £4,350
Small businesses may be able to claim for full rate relief on this amount.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

TERMS OF LEASE

Negotiable - Contact Agents for further details.

VIEWING

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

DIRECTIONS

From our Leominster office in Broad Street, the shop is situated just up the road in the main High Street.



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.