



The Barn, 6a High Street, Leominster, Herefordshire HR6 8LZ

Spacious Grade II Listed Office Premises In Central Town Position

£5,000 P.A



The Barn, 6a High Street

Leominster, Herefordshire HR6 8LZ

- Character Half Timbered Office Premises
- Set In Quiet Position Just Off The Main High Street
- Offering Well Presented Office Space Set Over Two Floors
- Including 2 Large Open Plan Office Areas & Further Ground Floor Office & Storage
- Kitchenette and Cloakroom/WC
- Available Immediately
- Lease Negotiable

P.A
£5,000 P.A

To arrange a viewing please contact us on

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



FULL PARTICULARS

Leominster is a thriving market town with a resident population of approximately 11,000 and a catchment population of approximately 40,000. These unique character office premises, converted from a Listed Period Barn, are set just off the High Street, to the rear of No. 6, and offer well presented office accommodation together with small Cloakroom and Kitchenette area.

The whole is more particularly described as follows:-

GROUND FLOOR

Converted from a period outbuilding, which is Listed, this classis suite of offices lies to the rear of 6 High Street, approached through a passageway and then has an entrance door leading into a

GENERAL RECEPTION/OFFICE

with exposed timber features, lighting, power points and radiator fitted with door to small CLOAKROOM/W.C. and separate KITCHENETTE area. Steps lead up to:

OFFICE AREA NO. 1

with exposed timbered features, lighting, radiator, power points and archway through to

STORAGE/INNER OFFICE AREA

From the reception area, a staircase leads to the

FIRST FLOOR

OPEN PLAN OFFICE AREA NO. 2

with some lovely timbered features, radiator, lighting and power.

OPEN PLAN OFFICE AREA NO. 3

with lovely timbered features and a high ceiling, lighting, power points and radiator fitted.

CELLAR SPACE

Accessed from Office Area No. 1

SERVICES:

Mains Electricity.

Central heating, water, etc. is provided by the Landlor and charges proportionately.



OUTGOINGS:

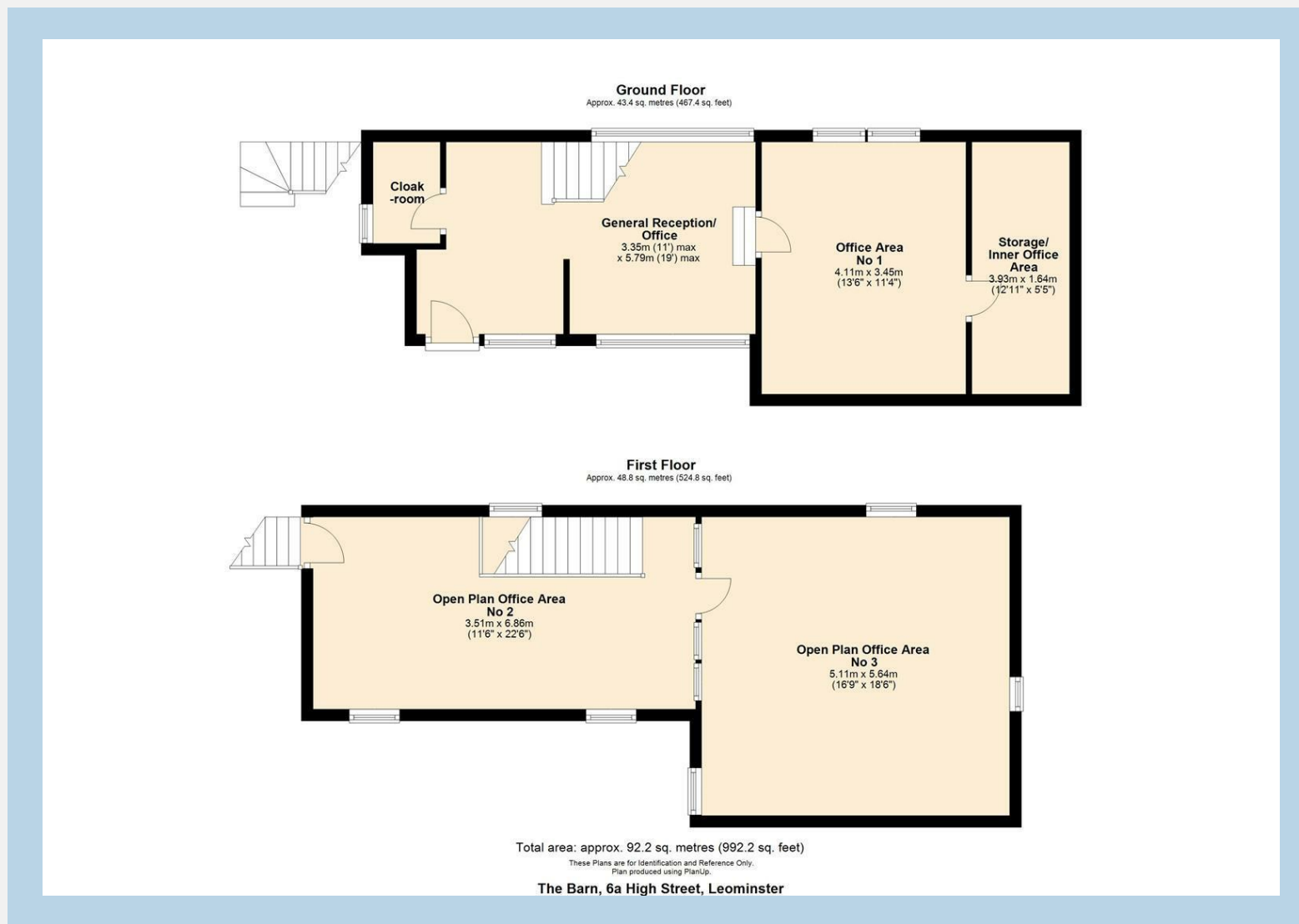
Business Rates: £5,400 p.a.

LOCAL AUTHORITY:

The Herefordshire Council - 01432 260000

VIEWING:

Strictly by prior appointment through the Agents, Jackson International. Tel: 01568 610600



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.