



16 Drapers Lane, Leominster, Herefordshire HR6 8ND

Freehold Commercial Investment Premises in Market Town

Guide Price £99,950



16 Drapers Lane

Leominster, Herefordshire HR6 8ND

- Set in Central Pedestrian Shopping Street in the Picturesque North Herefordshire Market Town of Leominster
- Freehold Commercial Investment Premises
- Including Ground Floor Retail Shop with Excellent Double Frontage, Cold Store and Cellar
- First Floor Accommodation to include Storeroom, Kitchenette Area & Cloakroom
- Second Floor Having 2 Further Rooms & Shower Room requiring updating
- Possible Potential for Residential Accommodation Subject to Appropriate Planning Permissions
- An Excellent Investment Property Being Sold with an Existing Tenant Providing a Good Annual Income

Guide Price
£99,950
Freehold

To arrange a viewing please contact us on

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



LOCATION

This Freehold commercial property is set in Drapers Lane, a pedestrian shopping street which runs parallel to the main High Street and leads through to the central square in the market town of Leominster. The town itself has a residential population of approximately 11,000 and a wider catchment area of approximately 40,000. The town is strategically located on the intersection of the A49 South Wales to Manchester and 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.

BRIEF DESCRIPTION

The property comprises a mid-terraced 3 storey commercial premises set in a prominent location. The ground floor comprises a shop premises run as a Butchers with excellent double frontage and visibility, with the ground floor comprising the Main Shop Area with a Rear Lobby with access to the Butcher's Cold Store and also a door to the Cellar/Basement providing useful storage. A staircase then leads up to the First Floor Accommodation from the Rear Lobby to the First Floor Landing with window to rear elevation and doorway off to a Good Size Storage Room and Separate Kitchenette with stainless steel sink, hot and cold tap and cupboards below, sash window to the front elevation, power and lighting and a door to Cloakroom with low flush w.c., and wall-mounted hand wash basin. A further staircase from the First Floor Landing leads up to the Second Floor Accommodation which includes 2 Good Sized Rooms and separate Shower Room that requires some renovation. The First and Second Floor could provide potential for residential accommodation in conjunction with the shop, subject to the appropriate Planning Permissions and Approvals.

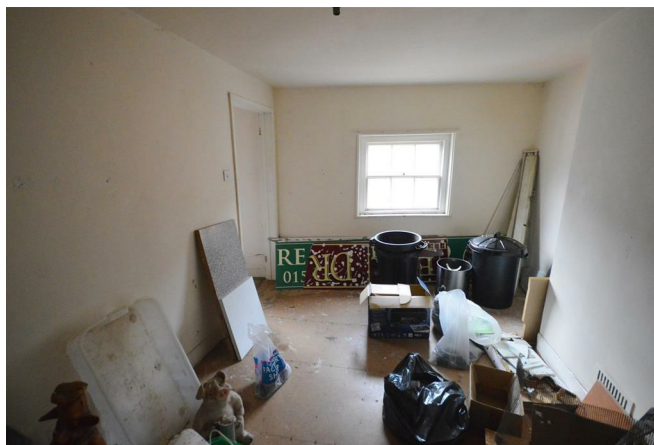
AGENTS NOTES

Being sold with an existing tenant providing a good annual income.

For further details of the current lease and rent contact the Selling Agents.

SERVICES

Mains electricity, water and drainage.



OUTGOINGS
Herefordshire Council. Tel. 01432 260000.
Business Rateable Value 2018/2019: £3,700

Legal Costs: Each party to be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Asset Rating: D

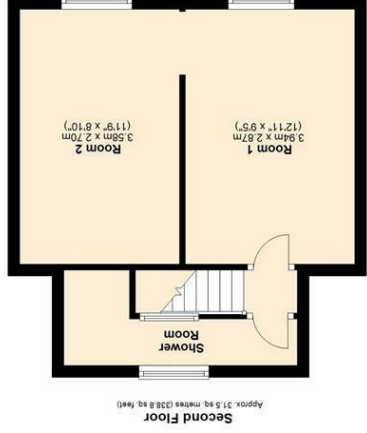
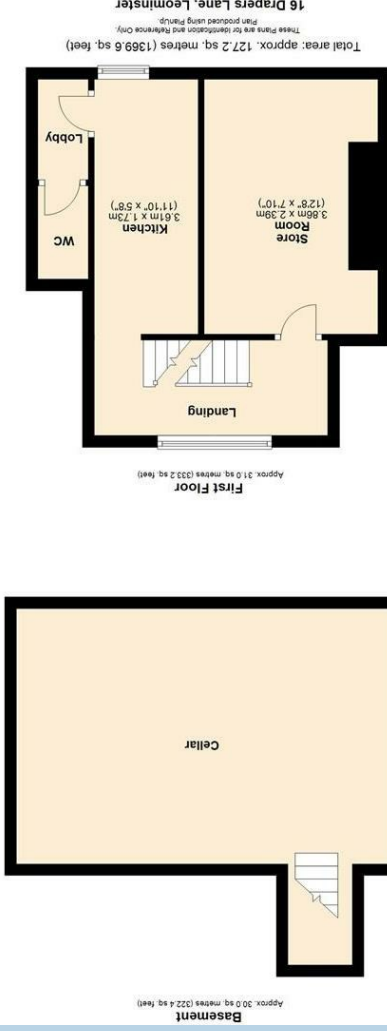
Ref: 0230-3977-0376-1050-2054

VIEWING

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

DIRECTIONS

Drapers Lane is situated in the centre of the market town of Leominster, parallel to High Street and accessed from the north via Broad Street/Church Street and leads into Victoria Street/Corn Square.



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.