



The Old Chapel, Burgess Street, Leominster, Herefordshire HR6 8DE

Grade II Listed Freehold Commercial Premises In Popular Market Town

Asking Price £215,000



The Old Chapel, Burgess

Leominster, Herefordshire HR6 8DE

- Substantial Grade II Listed Freehold Commercial Premises Set Just Off The Town Centre
- Offering Spacious Accommodation Set Over Two Floors
- Reception Area, Large Studio/Retail/Shop Area, Office/Staff Room, Toilet & Store Room On Ground Floor
- Large Gallery Studio Area, Treatment Room, Shower Room & Office On First Floor
- Would Lend Itself To A Number Of Commercial Opportunities
- Planning Permission Application Number P210319/L has been approved with conditions for works to the building to facilitate the creation of a flat on the first floor. Date 24/03/2021
- CURRENT BUSINESS UNAFFECTED

Asking Price

£215,000

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 position just off 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.

BRIEF DESCRIPTION

The Old Chapel is a substantial Grade II Listed commercial premises which offers well presented and spacious accommodation set over two floors. A glazed inset front door opens to generous Reception Area with large arched windows to the front elevation making it lovely and light, this then opens through to the main studio/retail area which is currently set out as a hair dressers with ample ceiling lighting, attractive wood effect flooring and air condition units fitted. To the rear there is doors to a staff/customer toilet and separate good sized Store Room with sink and cupboard below providing storage and hot water cylinder. Off the Reception Area is a further door to a Staff Room/Kitchen with a range of base units with work surfaces over and inset sink.

A staircase from the Reception Area then leads up to a large secondary galleried studio/retail area with impressive vaulted ceiling with exposed timbers, gallery overlooking the Reception Area, range of ceiling lighting and wood effect flooring. A door then leads to an Inner Hallway with doors off to a good sized Treatment Room, separate Shower Room and Office.

The First Floor has planning approval with conditions for the creation of a residential flat.

OUTGOINGS

Rateable Value: £6,600

However 100% Small Business Rate Relief should be obtainable.

SERVICES

Mains Electricity, Water and Drainage.

3 Phase electricity supply

AGENTS NOTES - PLANNING PERMISSION

- Planning Permission Application Number P210319/L has been approved with conditions for works to the building to facilitate the creation of a flat on the first floor. Date 24/03/2021

- As part of the Leominster High Street Heritage Action Zone (HSHAZ) there are grants available for: Historic Building Repairs and The Conversion and Re-purposing of Historic Buildings.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000



VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

ROOM MEASUREMENTS

GROUND FLOOR

RECEPTION AREA - 22'5 x 13'4 (6.83m x 4.06m) max

MAIN SHOP/STUDIO AREA - 33'6 x 20'2 (10.21m x 6.15m)

STAFF ROOM/KITCHEN - 8'11 x 7'10 (2.72m x 2.39m)

STORE ROOM - 9'3 x 7'2 (2.82m x 2.18m)

FIRST FLOOR

GALLERY/ STUDIO - 21'10 x 18'7 (6.65m x 5.66m)

TREATMENT ROOM - 9'0 x 7'11 (2.74m x 2.41m)

OFFICE - 8'6 x 5'1 (2.59m x 1.55m)



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.