



## Retail & Commercial Units , Kingsland, Herefordshire HR6 9SA

Retail & Commercial Units With Yard For Rent And Lease to be Negotiated. Rent Free Period Considered

POA





# Retail & Commercial Units

Kingsland, Herefordshire HR6 9SA

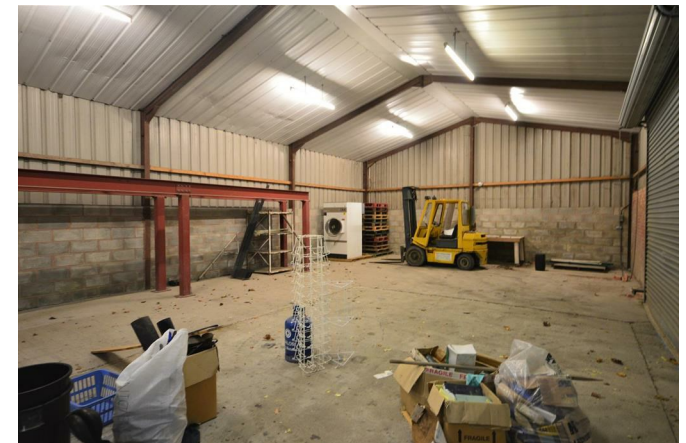
- Located On The Fringe Of The Popular North Herefordshire Village Of Kingsland
- Substantial Detached Retail Premises
- Separate Large Detached Commercial/Industrial Unit
- Easy Road Side Access & Large Yard Area & Ample Parking
- Offering Opportunities For A Number Of Business Opportunities

*POA*

*POA*

To arrange a viewing please contact us on

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





#### LOCATION

Located on the fringe of one of the most sought-after North Herefordshire villages, set along side the A4110 with easy road side access. Kingsland has a thriving and friendly community and offers an excellent range of amenities including two well supported pubs/restaurants together with post office/shop, sought-after primary school, village hall with tennis courts and playing fields, Parish Church, and the Luctonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles away, the Cathedral City of Hereford approximately 15 miles and Ludlow approximately 8 miles.

#### BRIEF DESCRIPTION

**RETAIL UNIT** - Approx 1320 square feet

Fronting onto the courtyard/parking a canopy covers the front glazed door and display window which open to the Main Retail Shop Area measuring 48'11 x 27'0 ( 14.91m x 8.23m) with power and light and ample display/stock space with access to additional attic storage. There is a Office to the rear of the shop area measuring 11'5 x 9'9 (3.48m x 2.97m) with window to the rear elevation. There is a further stock/storage area to the side of the Main Shop Area which measures 23'10 x 7'2 (7.26m x 2.18m) which leads onto a second Office and Toilet/Kitchenette facilities.

A door to the rear of the Shop Area leads outside to a separate detached timber frames storage shed measuring 35'5 x 11'5 (10.8m x 3.48m)

**INDUSTRIAL UNIT** - Approx 1241 square feet

Excellent detached steel framed, block and brick built building measuring 59'7 x 20'10 (18.16m x 6.35m) with two large roller shutter doors and personal door to the front elevation, power and light with an additional mezzanine floor providing additional storage space.

#### LEASE

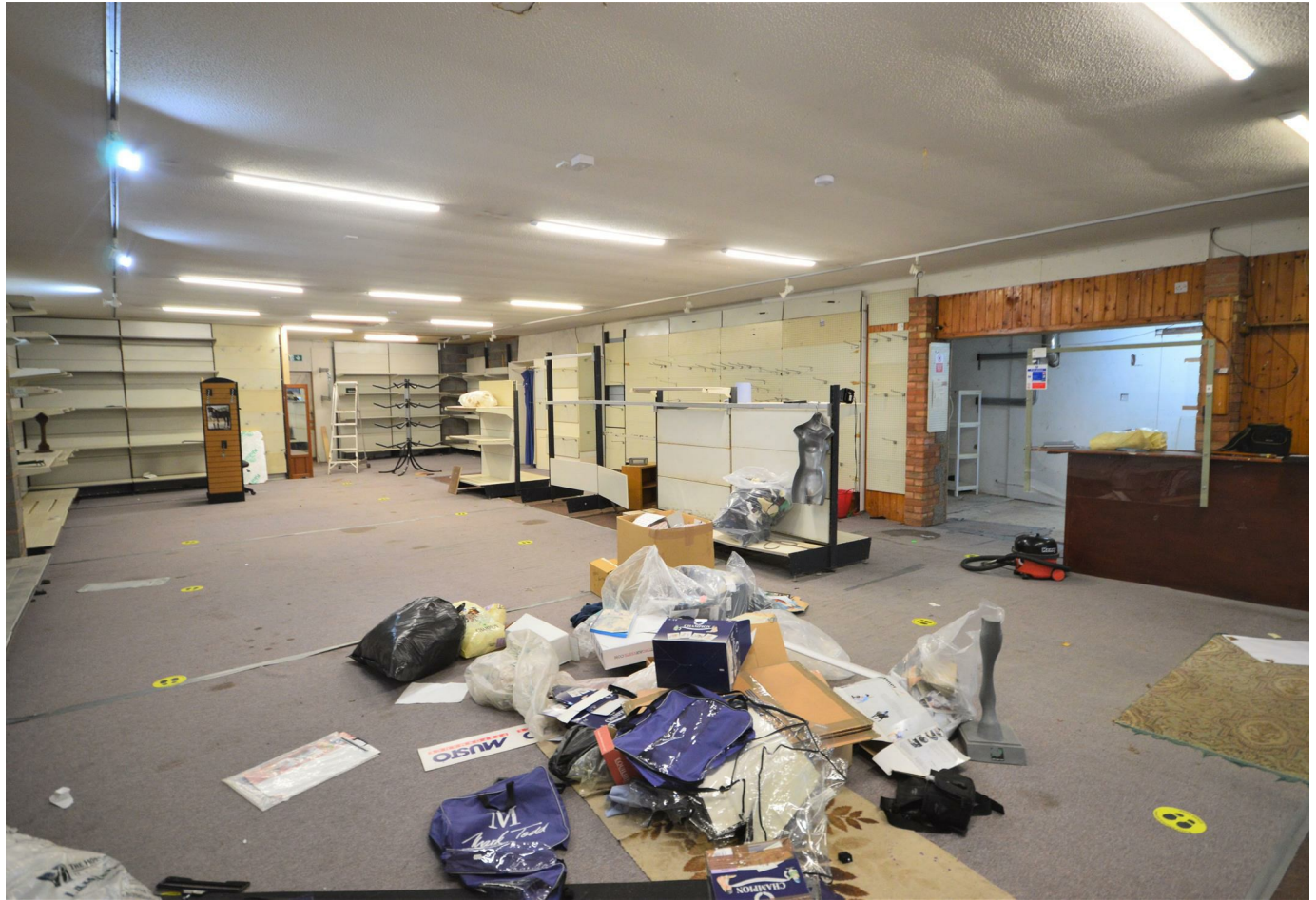
Proposed 5 Year Lease.

Tenants to pay all outgoings.

Further details of the lease negotiable.

#### SERVICES

Mains Electricity, Water and Gas





## OUTGOINGS

To be confirmed

## VIEWINGS

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

Jackson Property (Leominster) for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.



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.