



14 School Lane, Leominster, Herefordshire, HR6 8AA

£5,500 P.A





# 14 School Lane

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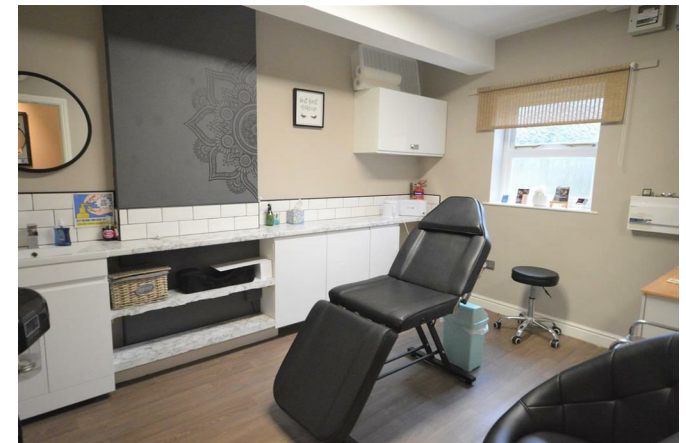
- Located In Market Town Of Leominster
- Just Off Central Corn Square
- Ground Floor Commercial Premises
- Main Shop Area, Separate Treatment Room & Cloakroom/WC
- Currently Run As A Hair Salon
- Terms Of Lease Negotiable



P.A  
£5,500 P.A

To arrange a viewing please contact us on

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





#### LOCATION

Located in the market town of Leominster, just off the central Corn Square in School Lane, a charming pedestrianised walkway linking to Etnam Street.

#### BRIEF DESCRIPTION

A ground floor commercial/retail premises with double frontage onto School Lane, details are as follows.

Glazed front door opens to:

#### MAIN SHOP/STUDIO AREA

A good sized main shop area with ceiling lighting, power points and attractive wood effect flooring which continues throughout the premises. This leads through to an

#### INNER HALLWAY

With ceiling lighting and doors off to

#### CLOAKROOM W/C

With low flush W/C, hand wash basin and cupboard storage.

#### TREATMENT ROOM

With window to the rear elevation, fitted cupboards, ceiling lighting and power points fitted.

#### REAR HALLWAY

With door giving access to a communal garden to the rear.

#### AGENTS NOTES

The shop is currently run has a Hair Salon and the current fixtures and fittings could be available subject to separate negotiation.

#### LEASE

Terms of lease negotiable  
Rent £5,500 per annum

#### SERVICES

Mains Electricity, Water & Drainage

#### OUTGOINGS

To Be Confirmed.

Small businesses may be able to claim for full rate relief on this property.



## VIEWINGS

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

## LOCAL AUTHORITY

The Herefordshire Council - 01432 260 000

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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.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) A                                 |                         | (92 plus) A   |                         |
| (81-91) B                                   |                         | (81-91) B   |                         |
| (69-80) C                                   |                         | (69-80) C   |                         |
| (55-68) D                                   |                         | (55-68) D   |                         |
| (39-54) E                                   |                         | (39-54) E   |                         |
| (21-38) F                                   |                         | (21-38) F   |                         |
| (1-20) G                                    |                         | (1-20) G  |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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.