



Tenure
Freehold.

Location

Leominster, with a population of 40,000, is an attractive market town located close to the Herefordshire/Shropshire border 13 miles north of Hereford, access to which is via the A49. Worcester and the M5 are 26 miles to the east and Ludlow 13 miles to the north.

The property is situated on the south side of West Street at its junction with Dishley Street, Cursne Road and Bargates.

Occupiers close by include Co-operative Food, Spar, Sue Ryder, Age UK and NHS Pharmacy.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with kitchen, toilets, storage and ancillary accommodation to the rear together with a former first floor flat and a garage plus a large workshop.

The property provides the following accommodation and dimensions:

| | | |
|---------------------------------|---------|----------|
| Gross Frontage (West Street) | 8.90 m | (29' 3") |
| Gross Frontage (Dishley Street) | 26.40 m | (86' 7") |
| Shop Frontage (West Street) | 6.90 m | (22' 8") |
| Shop Depth | 4.35 m | (14' 3") |
| Built Depth | 26.10 m | (85' 7") |

| | | |
|-------------------------|--------------------|----------------------|
| Ground Floor Shop | 24.70 sq m | (266 sq ft) |
| Ground Floor Ancillary | 58.45 sq m | (629 sq ft) |
| Ground Floor Garage | 33.75 sq m | (363 sq ft) |
| First Floor Former Flat | 46.95 sq m | (505 sq ft) |
| Workshop | 86.20 sq m | (928 sq ft) |
| Total | 250.05 sq m | (2,692 sq ft) |

Tenancy

The entire property is to be offered with FULL VACANT POSSESSION UPON COMPLETION.

VAT

VAT is not applicable to this lot.

Planning

The property may be suitable for conversion/redevelopment to residential subject to obtaining all the necessary consents.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 174 Band G (Copy available on website).

Leominster

51 West Street

Herefordshire

HR6 8EP

- Freehold Vacant Shop, Offices and Garage
- Attractive market town
- Large vacant shop with ancillary accommodation, garage and workshop
- No VAT applicable
- Potential for conversion to residential

Vacant Possession

On the Instructions of
Laurel Funerals



**SIX WEEK COMPLETION
AVAILABLE**

