



**Arkwright
Owens**

herefordshireproperty.com

**9 Corn Square
Leominster HR6 8LR**

Offices & Premises 416.88 sq. m (4,488 sq. ft)

**Freehold Available
Offers over £450,000**

Situation

The property is situated in the historic market town of Leominster, prominently on the east side of Corn Square which runs off the pedestrianised Drapers Lane and Corn Street. The property benefits from on-street car-parking within Corn Square as well as a public car park to the rear for approximately 110 cars accessed via Etnam Street. Nearby retail occupiers including Boots the Chemist, Coffee #1, J D Wetherspoon's, Oxfam, & TG Jones and many independent retailers & Tourist Information.

Location

Miles

- 13 miles north of Hereford
- 25 miles west of Worcester
- 57 miles south-west of Birmingham

Roads

A44, A49, A456, M5 (Junction 7)

Rail

Leominster Railway Station

Air

Birmingham International Airport



Description

A three storey detached Victorian / Edwardian building built circa 1837 - 1903, built for The Worcester City and County Banking Company and adapted for Lloyds Bank in 1889.

A substantial impressive looking property of 416.88 sq m (4,488 sq ft) with a ground floor banking hall & offices of 177.14 sq m (1,907 sq ft); with ancillary accommodation in the cellar of 62.43 sq m (672 sq ft) and first floor offices of 177.31 sq m (1,909 sq ft).

There is a large rear walled garden with specimen trees and extensive lawn and hard standing behind a pair of wrought iron gates.

Accommodation

The ground floor has an impressive ornate front door with classical doorway with ashlar columns under a stone portico with pediment, fan light over a pair of hardwood panelled doors.

There are four large sash windows facing Corn Square on ground & first floor and the rear elevation has similar sash windows with extensive iron work installed internally making the premises very secure.

Summary of Accommodation

Ground Floor:	177.14 sq m (1,907 sq ft)
Cellar:	62.43 sq m (672 sq ft)
First Floor:	177.31 sq m (1,909 sq ft)

Potential to divide into two office suites

The building could be divided into two suites:

Ground & Cellars

239.57 sq. m (2,577.77 sq ft) £22,500 pa exclusive

First Floor

177.31 sq. m (1,909 sq ft) £16,500 pa exclusive

Rental per Floor

Ground Floor £19,070 pa exclusive

First Floor £16,500 pa exclusive

Cellar Floor £3,360 pa exclusive

Total £39,000 per annum exclusive



Ground Floor



The street access from Corn Square has stone steps into the inner glazed vestibule and into an open plan room with a high ceiling and decorative moulded cornice with individual areas as offices with suspended ceilings, built in lighting and air conditioning cassettes.

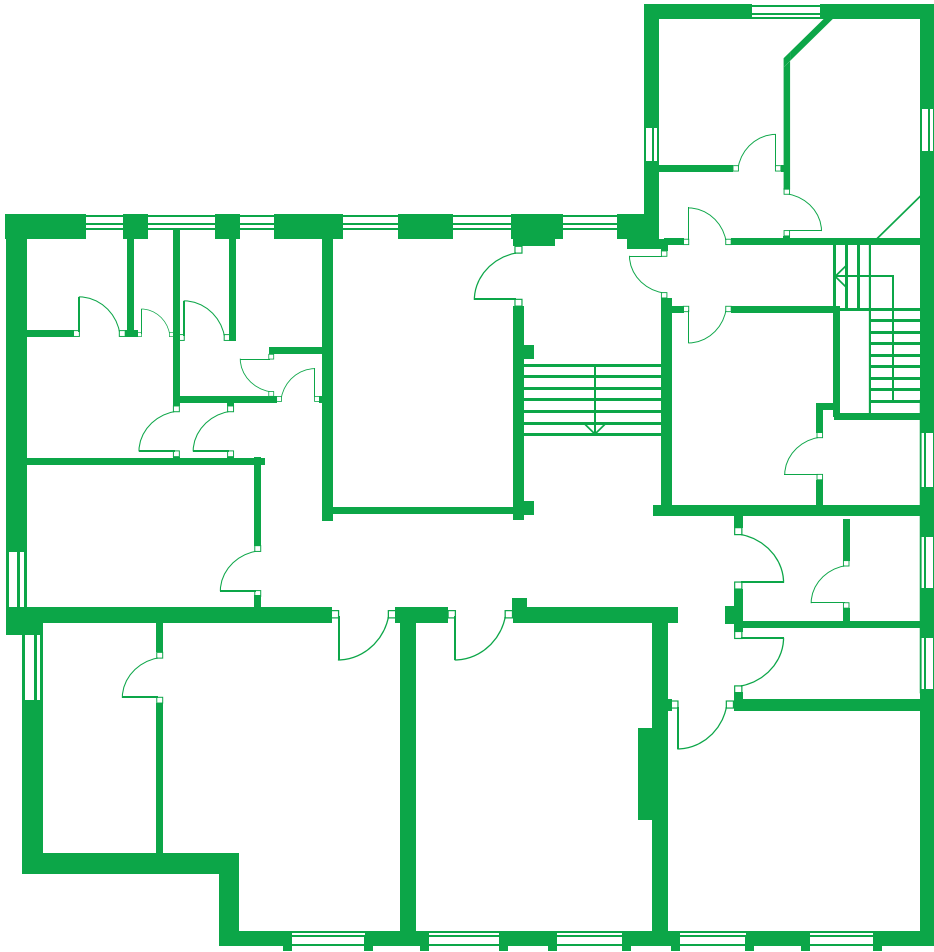
Perimeter trunking for data cabling and power sockets and contemporary radiators with control valves. The flooring is mainly luxury vinyl tiles in the

heavily trafficked central hall and carpet tiles within the individual offices. The rear ground floor offices appear to have a sub floor to accommodate wiring for desk arrangements. The main banking hall can be divided by an electronic roller shutter door.

There is a short flight of steps to the second entrance on the south elevation. The previous tenant installed a lift to assist movement of heavy objects towards the strong rooms.

The external South elevation has five sash windows with ashlar stone reveals and a central pair of double doors with rectangular fan light and a fixed leaded semi-circular window above. The elevation is rendered and scored to look like stone blocks with high level detailing to the bases of two chimneys. The front door is finished in plain ashlar columns surrounding the doors.

First Floor



Inside the vestibule hall leads to the main stairs to the first floor and access to ground floor ancillary rooms and rear exit to the garden and parking. The building has plant rooms, and boiler room and strong room. The Cellar is accessed via a well finished staircase, to serve extensive rooms well suited for archive storage with a good ceiling height.

The first floor is accessed from the main staircase on the south side of the building, which leads to a

wide landing with high ceilings, access the individual offices and gentlemen's and ladies toilets, a kitchen and further storage rooms with access to the second floor loft. The roof space is used for the provision of some plant & machinery and water header tank.

The property benefits from a walled garden with a yew tree and lawn which could be made into a greater feature for the occupiers of the office building. The approximate site area of the building

and walled garden is 0.13 hectares (0.32 acres) making the property a very attractive building in the centre of the historic town of Leominster.

Parking

To the south elevation is access to the rear hard standing within the garden, accessed via a pair of wrought iron gates. There is space for one car-parking space immediately outside the gates.



Services

The property benefits from mains water and drainage, mains electricity, mains gas fired boiler with radiators system with control valves, as well as individual air conditioning in each room.



Service Charges

If the building is split into two suites, the Landlord will need to charge back the utilities via a monthly service charge.



Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



Business Rates

The Rateable Value from 1ST April 2026 of £16,000. Applicants may be able to qualify for small business relief. All enquiries contact Herefordshire Council Business Rates Department 01432 260000.



Lease Terms

The whole building or suites are available to lease on a new Full Repairing and Insuring lease(s) with a longer term preferred, subject to negotiation, via the Agents Julian Owens.



VAT

VAT is not applicable.



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EPC

Band E <https://find-energy-certificate.service.gov.uk/energy-certificate/0256-2732-9959-1316-8338>



Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

**Telephone 01432 267213 or
Julian Owens 07855 744821**

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