

Leominster - 3 Black Swan Walk, Herefordshire HR6 8HU
Retail Shop to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Leominster - 3 Black Swan Walk, Herefordshire HR6 8HU

Retail Shop to Rent



Property Features:

- Comprises ground floor shop with ancillary above
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre opposite Co-Op Superstore and occupiers nearby including Boots, Subway, Aldi, Café, Restaurant and more.

Property Description:

Comprises mid-terrace ground floor shop with internal access to an office/storage at first floor and providing the following accommodation and dimensions:

Ground Floor: 30 sq m (324 sq ft)

Open plan retail, Storage

First Floor: 20 sq m (216 sq ft)

Ancillary, Office, WC

Total area size: 50 sq m (540 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £125 per week (PCM: £541.67)

Deposit: £1,625 (3 months)

Rateable Value:

Rateable Value - £6,000 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C rating. Certificate and further details available on request.

Location:

Leominster is situated around 15 miles north of Hereford and 22 miles west of Kidderminster. The property is conveniently positioned near West Street in the heart of the town centre opposite Co-Op Superstore and occupiers nearby including Boots, Subway, Aldi, Café, Restaurant and more. Leominster Train station is also within 0.5 miles (10 min walk).

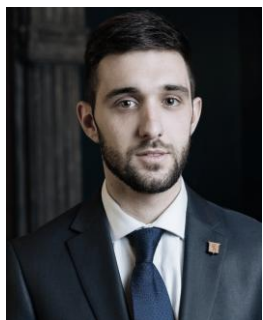


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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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