



Shop (EPC Rating:)

30 BROAD STREET, BROMYARD, HR7 4BS

£5,400



0 Bedroom Shop located in Bromyard

This excellent retail shop is located in a prominent position on Broad Street with it's mix of cafes and independent retailers and within walking distance of a pay and display carpark and with plenty of on-street parking (1 hour).

Bromyard is an historic and friendly market town with a good range of amenities including independent shops, a theatre, sporting facilities, churches, excellent primary and secondary schools (both very close), restaurants and lovely nearby countryside walks.

Retail Area

The retail shop is on street level with a glazed shop front and part-glazed entrance door. Currently awaiting refurbishment subject to use, there are ceiling spot lights, window spot lights, power points, a cupboard and a glazed door with stairs leading down to the Kitchen/Rest Area.

Window Display Area

10 ft wide window, with spotlights and display shelf.

Kitchen/Store Room/Rest Area

With 2 spotlight fittings, kitchen unit with 3 cupboards, 3 drawers and inset stainless steel sink. Door with steps to shared patio. Door to

WC

Pedestal wash-hand basin, low level WC, extractor fan, ceiling light, vinyl floor covering.

Cellar/Storage

Good-sized storage with low ceiling height, shelving and light.

Outside

There are steps leading up from the kitchen area to a sunny patio shared with the flats above.

Services

We understand the property benefits from all mains services except gas.

Business Rates

The local charging Authority is Herefordshire Council and the property has been assessed for rating purposes as having a Rateable Value of £ 3,650. Any new occupier should make their own enquiries to the Business Rates Department of Herefordshire

Council: Tel 01432 260373

We assume use Class E – Retail/Office but potential tenants must make their own investigations.

Directions

/// icons.applauded.butternut

Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

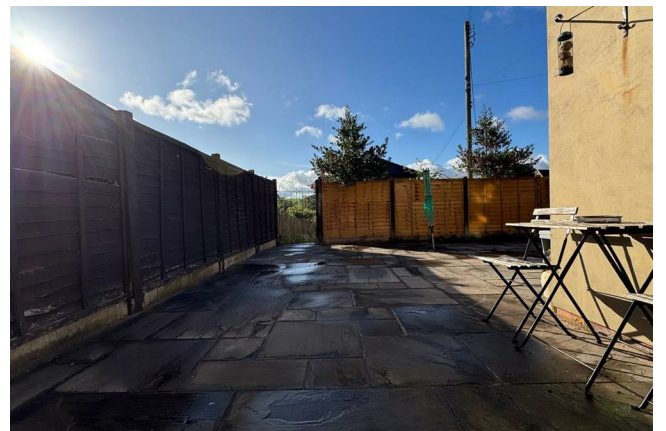
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

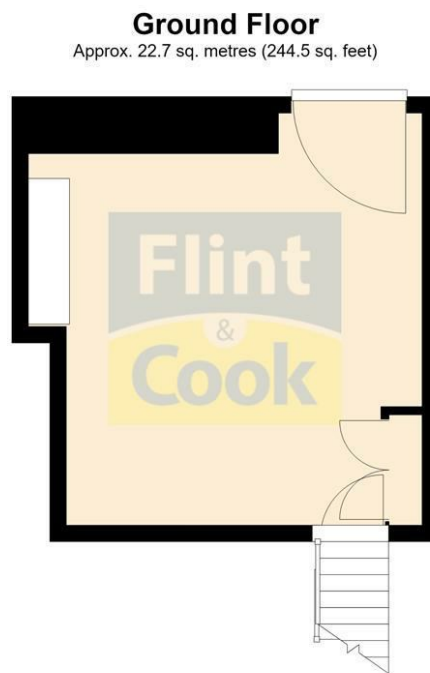
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



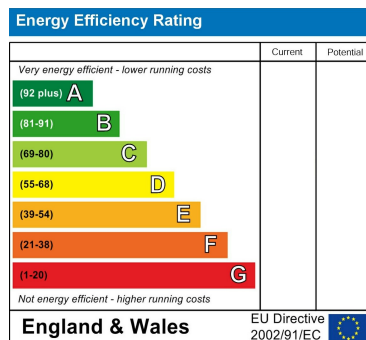
FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP



Total area: approx. 60.3 sq. metres (649.3 sq. feet)

Council Tax Band

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.