

FOR
SALE



3, 5 & 7 Cruxwell Street, Bromyard, Herefordshire HR7 4EB

£180,000 - Freehold

37, High Street, Bromyard, HR7 4AE 01885 488166 bromyard@flintandcook.co.uk

PROPERTY SUMMARY

This excellent commercial property occupies a prominent position in a conservation area, close to the centre of the thriving former Market Town of Bromyard, with a range of independent shops and main amenities close at hand. Bromyard also has good links to the Cathedral Cities of Hereford and Worcester (14 miles) and the market towns of Tenbury Wells, Leominster and Ledbury (12 miles).

The property is Grade II Listed and comprises a ground floor food outlet, currently let to Ramos Pizza and Kebab House on a 15-year Lease at £6000 per annum. On the first and second floors there are two spacious self-contained 2-bedroom apartments, in need of refurbishment, and offering an excellent income potential.

POINTS OF INTEREST

- *In need of refurbishment*
- *Grade II Listed*
- *Large commercial property*
- *Ground floor food retail unit*
- *Prominent location*
- *2 spacious 2 bedroom flats*
- *Excellent income potential*
- *Viewing recommended*



ROOM DESCRIPTIONS

Ground floor

The ground floor of the property is currently Leased to a Pizza and Kebab House on a 15 year Lease from October 2017 providing an annual income of £6,000 (August 2024).

The retail property comprises:

Main retail area with a rear serving area, an office and main food preparation area with access to a shared entrance hall at the rear, a cloakroom with WC and wash basin, and a store room.

There is a communal hallway providing access to

5 Cruxwell Street

Ground floor entrance hall with Period staircase to the first floor, kitchen with sink unit, large sitting room with feature electric fire. The staircase continues to the second floor where there are 2 double bedrooms, landing with airing cupboard and bathroom with coloured suite, part-tiled walls and electric shower fitment.

7 Cruxwell Street

Ground floor entrance hall with staircase to the first floor landing with storage cupboard, kitchen with sink unit, wall and base units, living/dining room with fitted gas fire, inner landing with airing cupboard, 2 bedrooms and bathroom with coloured suite.

Services

The retail area has mains gas, electricity, water and drainage.

Flat 5: mains electricity, water and drainage. Electric heating.

Flat 7: mains electricity, water, drainage and gas. Gas fire in living room.

Outgoings

The retail area is subject to Business Rates.

Flat 5 - council tax band A, payable 2024/25 £1617.27

Flat 7 - council tax band A, payable 2024/25 £1617.27

Water and drainage rates are payable.

Tenure

Freehold.

Ground floor retail unit subject to the remainder of a 15-year Lease granted in October 2017.

Vacant possession of the 2 self-contained apartments.

Viewing

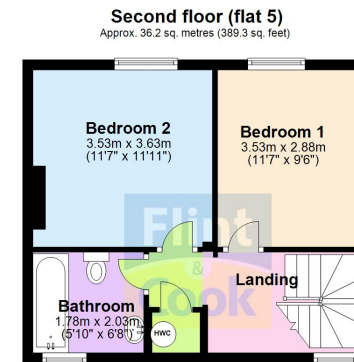
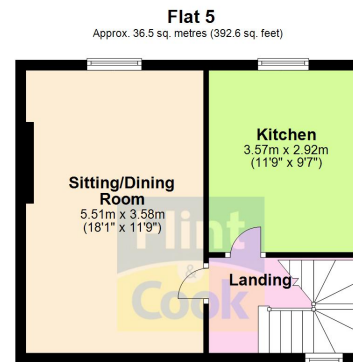
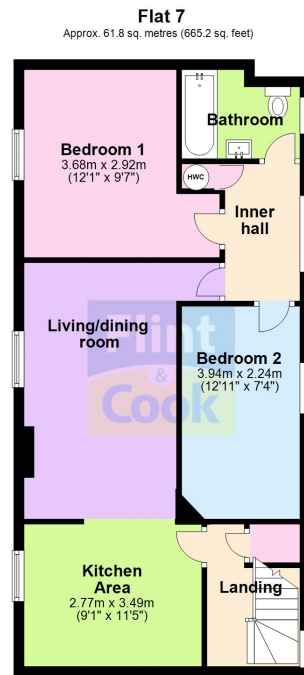
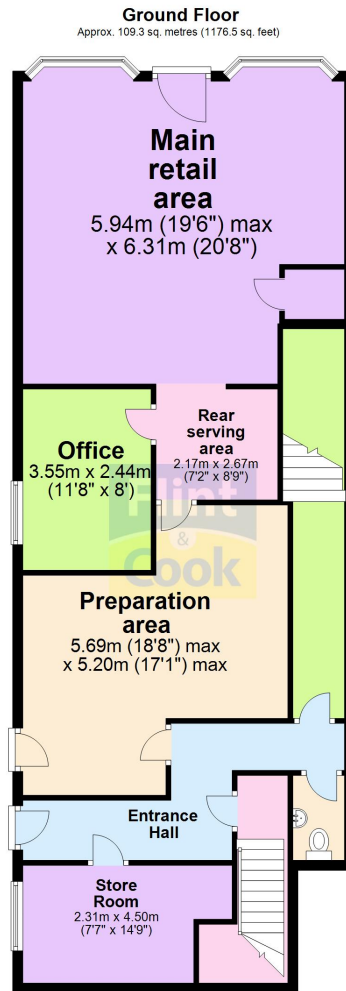
Strictly by appointment through the agent, Flint & Cook, 01885 488166.

Directions

From our office in High Street proceed towards the Leisure Centre and turn left into Cruxwell Street. The property will be found immediately on the right-hand side.

Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 243.7 sq. metres (2623.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Performance Asset Rating

