

Franklin Gallimore



Chartered Surveyors • Estate Agents • Auctioneers • Property Consultants

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- Prime location
- Trading as Tourist Information Centre
- Available with No. 25 Drapers Lane
- Return front Return Frontage with excellent display windows
- Suit a variety of uses (subject to planning)
- 99.63 sqm (1072 sq ft) ITZA 60.21 sq m (648 sq ft)

Prime Retail Shop in central location in the popular Market Town of Leominster

**1 Corn Square, Leominster
Herefordshire HR6 8LR**

£12,500 per annum

SITUATION/LOCATION

Leominster is Herefordshire's largest town with a population of over 11,500. 1 Corn Square sits in a prime retail location on the junction off Drapers Lane. Offering excellent frontage to both busy thoroughfares and directly opposite national retailers such as Boots and Hallmark

ACCOMMODATION

Accessed via double doors set back on the corner of Corn Square and Drapers Lane

MAIN RETAIL SPACE

L shaped in plan with two double and one single display windows and recessed covered entrance offering additional display space

SEPARATE OFFICE AND STORE ROOM

BASEMENT

Accessed via main retail area via stairs with kitchenette, separate WC and two further store rooms with vinyl floor covering, painted masonry and ceiling mounted fluorescent strip lights

RENT

£12,500 per annum

LEASE TERMS

Subject to negotiation minimum term to apply

SERVICES

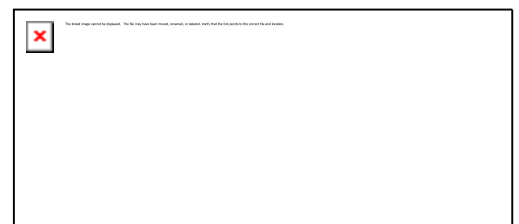
Mains electric, water and drainage

OUTGOINGS

Rateable Value £10,000 wef April 2017

DIRECTIONS

The property is situated on the north western side of Corn Square on the junction of Drapers Lane and lies adjacent to the Dukes Head public house



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