



[www.mccartneys.co.uk](http://www.mccartneys.co.uk)

## Shop Premises At, 51 High Street, Kington, HR5 3BJ To Let £4,200 Per Annum

Prominently Situated Market Town Shop

A prominently situated shop with a good window space for display purposes located within the High Street. Currently being open plan, but could be adapted to suit various requirements of an incoming tenant.



| Kington Office | Tel: 01544 230316 |

A prominently situated market town shop with a good window space for display purposes located within the High Street. Currently being open plan, but could be adapted to suit various requirements of an incoming tenant.

## ACCOMMODATION

### Sales Area - 28'3" x 11'5" (8.6m x 3.48m)

Access door leading off the High Street to front along with a good window area for display purposes. There are various display shelving units present, further wall shelving, lighting and vinyl flooring.

### Rear Of Shop - 29' x 13'9" (8.84m x 4.2m)

Having sink area, telephone point, further base cabinets, wall mounted shelving, work surfaces, and tiled floor.

W.C. - Located at rear of shop, with flush wall mounted light.

## LEASE DETAILS

**Rent:** £4,200 Per Annum

**Term:** By negotiation. To exclude the security of tenure provisions of the 1954 Landlord and Tenant Act.

**Insurance:** The Landlord to insure the premises and recover the annual premium from the tenant on demand.

**Deposit:** The equivalent of three months' rent to be held for the duration of the term as a deposit.

**Repairs:** Full Repairing and Insuring Lease.

**Costs:** Tenants to be responsible for Landlord's legal costs.

**References/ Guarantee:** Prospective tenants may be required to provide references and/or personal guarantees to support their application.

## GENERAL

**Rateable Value:** £2,900 (online enquiry only)

**Services:** We understand that mains water, electric, and drainage services are connected to the property.

**Note:** The Letting Agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**Directions:**

**Viewing:** By appointment through Letting Agents – McCartneys LLP - 01544 230316

**Details Last Updated:** Thursday, 31 May 2018

**Notice:** All measurements and distances are approximate. The electrical, drainage, water and heating installations have not been tested by the Agents. The normal enquiries carried out by a purchaser's Solicitor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

Messrs McCartneys LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; no person in the employment of McCartneys LLP has any authority to make or give any representation or warranty whatever in relation to this property.

**MCCARTNEYS LLP REGISTERED OFFICE:** The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4AA.

**REGISTERED NO:** OC310186

**Opening Hours:** Mon–Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 12:00 pm



## Our Planning & Surveying Department provides the following services:

- Architectural Services
- Planning Applications & Appeals
- Building Regulations and Specifications
- Project Management
- Advice on all related issues
- Homebuyers Reports
- Building Surveys

For further information please contact your local chartered surveyor:

Michael Edwards - Kington (01544 230316)  
michael@mccartneys.co.uk

David Hughes - Ludlow (01584 813766)  
david@mccartneys.co.uk

Simon Edwards - Brecon (01874 610990)  
simon.edwards@mccartneys.co.uk

Geraint Jones - Welshpool (01938 531000)  
Newtown (01686 623123)  
geraint.jones@mccartneys.co.uk

Chartered Surveyors • Auctioneers • Valuers • Land and Estate Agents • Fine Art Auctioneers

## Monthly Antiques & General Sales



Featuring mixed furniture, fine art, jewellery and general household items. Monthly sales held at our Portcullis Saleroom based in Ludlow, Shropshire and the Saleroom in Brecon.

Services we offer:

- Free Verbal Valuations
- House Clearance Service
- Written Valuations for Insurance, Inheritance Tax and Family Divisions

Free catalogue request service for Ludlow: [fineart@mccartneys.co.uk](mailto:fineart@mccartneys.co.uk)

Online internet purchasing available for sales held at Ludlow

For more information please contact the salerooms on:

(01584) 878822 - Ludlow

(01874) 622386 - Brecon