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## 39 High Street, Kington, Herefordshire, HR5 3BJ To Let - £5,400.00 Per Annum + Fees

Situated within the High Street, this prominent Grade II shop premises offers the opportunity to run a traditional butchery / business within a popular market town. Accommodation includes a large sales area, wash area, preparation room with substantial cooled refrigerators, rear hallway / kitchen area and staff cloakroom with WC. Available for alternative usage, subject to obtaining any necessary planning permissions.



| Kington Office | Tel: 01544 230316 |

## ACCOMMODATION

### **Sales Area - 17'11" x 17'7" (5.46m x 5.36m)**

Large glass window to front providing a good shop frontage and viewing area for potential customers. Having an extensive cooled display counter for goods with stainless steel counter behind for staff use. Fully wall tiled, vinyl flooring to customer side of the counter, non-slip flooring to staff side, wall mounted wash hand basin, selection of power points and lighting. Steps down to:

### **Washing Area - 11'3" x 9'3" (3.43m x 2.82m)**

Double drainer stainless steel sink, useful recessed shelving, storage cupboard, wall mounted hot water system over sink area, telephone point, power points, wall mounted cabinets and tiled flooring.

### **Preparation Area - 15'1" x 10'6" (4.6m x 3.2m)**

Useful space providing an area to prepare meats ready for purchase. Having tiled flooring with drainage, wall mounted cupboards and wall mounted utensil rack.

### **Walk In Cooler - 22'3" x 10'1" (6.78m x 3.07m)**

A substantial walk in cooler which provides an extensive area for storage of goods along with a carousel hanging area.

**Rear Hallway/ Cooking Area** - To the side are double doors leading out, along with base and wall mounted cabinets, space for cooker, wall mounted unit, wall mounted wash hand basin and tiled flooring.

**Cloak Area** - With useful coat hooks, wall mounted cupboards, tiled flooring and door to:

**WC** - Close coupled WC, extractor fan and tiled flooring.

### **Cellar/ Storage Area - 15'7" x 17'10" (4.75m x 5.44m)**

The cellar is accessed off the side corridor from the sales area via a stone staircase. This useful area houses the cooling fans for the display cabinets in the shop area with additional storage facilities, concrete floor and power and lighting. This space could also be utilised as an office space subject to requirements.

**Outside** - To the rear of the premises there is access off the Ashbys' supermarket carpark.

**Residential Accommodation** - Should the incoming tenant require short/long term accommodation, there are modern apartments located to the rear of the premises which could be utilised. This would be dealt with by separate negotiations.

**Fixture And Fittings** - Fixtures and fittings are available for negotiations by the incoming tenant. For further information on equipment available please contact the agent.

## LEASE DETAILS

**Rent:** £5,400.00 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.

**Services:** Mains electric, water and drainage.

**Heating:** None.

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

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

**Details Last Updated:** Monday, 13 August 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.

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