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19/20 High Street, Kington, Herefordshire, HR5 3AX

Asking Price £60,000

A freehold mixed-use property occupying a prominent High Street position, comprising a vacant ground floor commercial unit and three self-contained leasehold flats.
The property currently produces a ground rent income from the residential element and offers an opportunity to generate additional income through letting of the commercial premises.

The property comprises the following accommodation (measurements are provided for identification only):

HIGHLIGHTS –
- Prominent High Street position in Kington
- Freehold interest
- Vacant commercial unit
- Commercial premises previously let at £450 pcm
- Grade 11 listed

LOCATION –
The property is situated in the centre of Kington, a popular market town serving the surrounding rural catchment area and benefitting from a range of independent retailers, cafés, and local amenities. Its prominent High Street position provides excellent visibility and strong footfall.

Kington lies approximately 2 miles from the Welsh border on the western side of Offa's Dyke. The town sits in the shadow of Hergest Ridge and on the River Arrow, where it is crossed by the A44. The larger city of Hereford lies some miles away, approximately 19 miles to the southeast.

Nearby towns include Presteigne, Builth Wells, Knighton, and Leominster.

SITUATION –
The premises are situated with frontage directly on the Hight Street surrounded by similar, small retail units.

DESCRIPTION –
The property comprises a mid-terraced, Grade II Listed mixed-use building arranged over cellar, ground floor, and first floor.

To the right-hand side there is a small covered alleyway providing access to an inner hallway. From here, access to the residential accommodation, while the hallway also provides access to a WC and store room, with rear access into the shop area.

COMMERCIAL UNIT - Retail premises with frontage to High Street
Retail: 32 sq m (344.3 sq ft)
Store: 14 sq m (150.6 sq ft)
Total: 46 sq m (495 sq ft)

All measurements are approximate and for guidance only.
Prospective purchasers should satisfy themselves.

20 HIGH STREET
Freehold- HE27075

FLAT 1 - Leasehold- The Flat, 20 HIGH Street, HE35066
Let on a long leasehold interest, expiring on 21 December 2031 at zero ground rent

19 HIGH STREET
Freehold- HW149027

FLAT 2 Leasehold – The Flat, 19 High Street, HW150401
let on a 999-year lease from 1994 at a ground rent of £100 per annum.

FLAT 3 Leasehold- Ground floor flat, 19 High Street, HE35564
let on a 125 year lease from September 2007

Please note that the leasehold flats and titles have not been inspected.

TENURE & LEASE INFORMATION
We have not inspected any of the Title Deeds, we would recommend that your solicitors make full enquiries prior to commitment.

Grade II Listed, under List Entry Number 1297576 and was listed on 26 July 1976 and is within Kington Conservation Area.

BUSINESS RATES –
Rateable Value: £4,400 (from 1st April 2026)
Interested parties should make their own enquiries with the local authority.

VAT
We understand the property is elected for VAT.

SERVICES
We understand that mains electricity, water, and drainage are connected.

EPC - 20 High Street, KINGTON, HR5 3AX CEPC – C

VIEWINGS - Strictly by appointment with the sole selling agents.
By appointment through selling agents – McCartneys LLP: 01547 528621

Please note that access will be limited to the commercial premises and communal areas only.

NOTE: The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

NOTE TO BUYERS:
AML checks will be undertaken for successful buyers and there is a nominal fee per person payable.

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

Details Last Updated: Monday, 29 June 2026

NOTICE Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor 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: McCartneys LLP, The Ox Pasture, Overton Road, Ludlow, Shropshire SY8 4BH. Tel: 01584 872251.
REGISTERED NO: OC310186

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