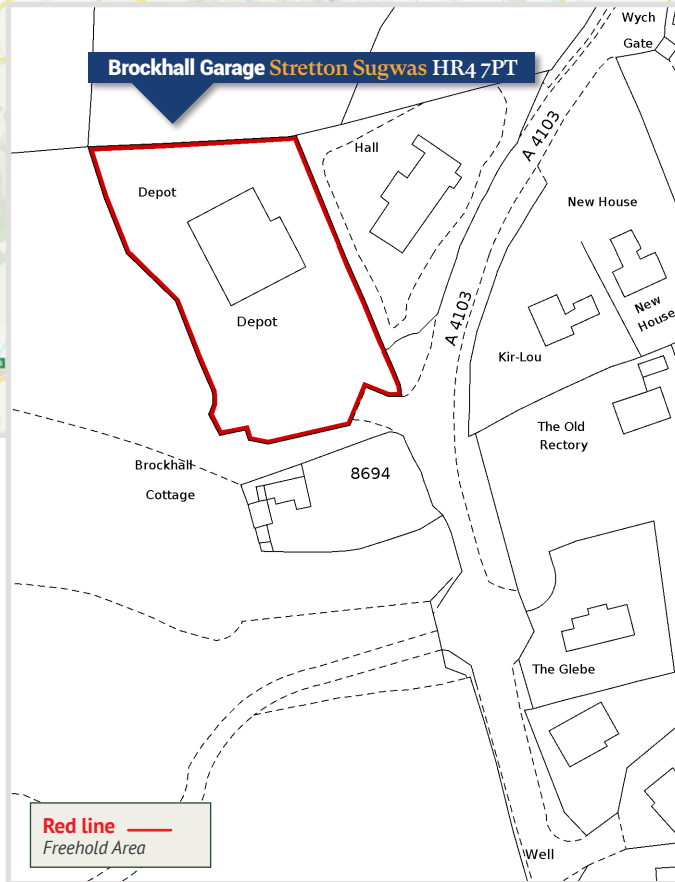
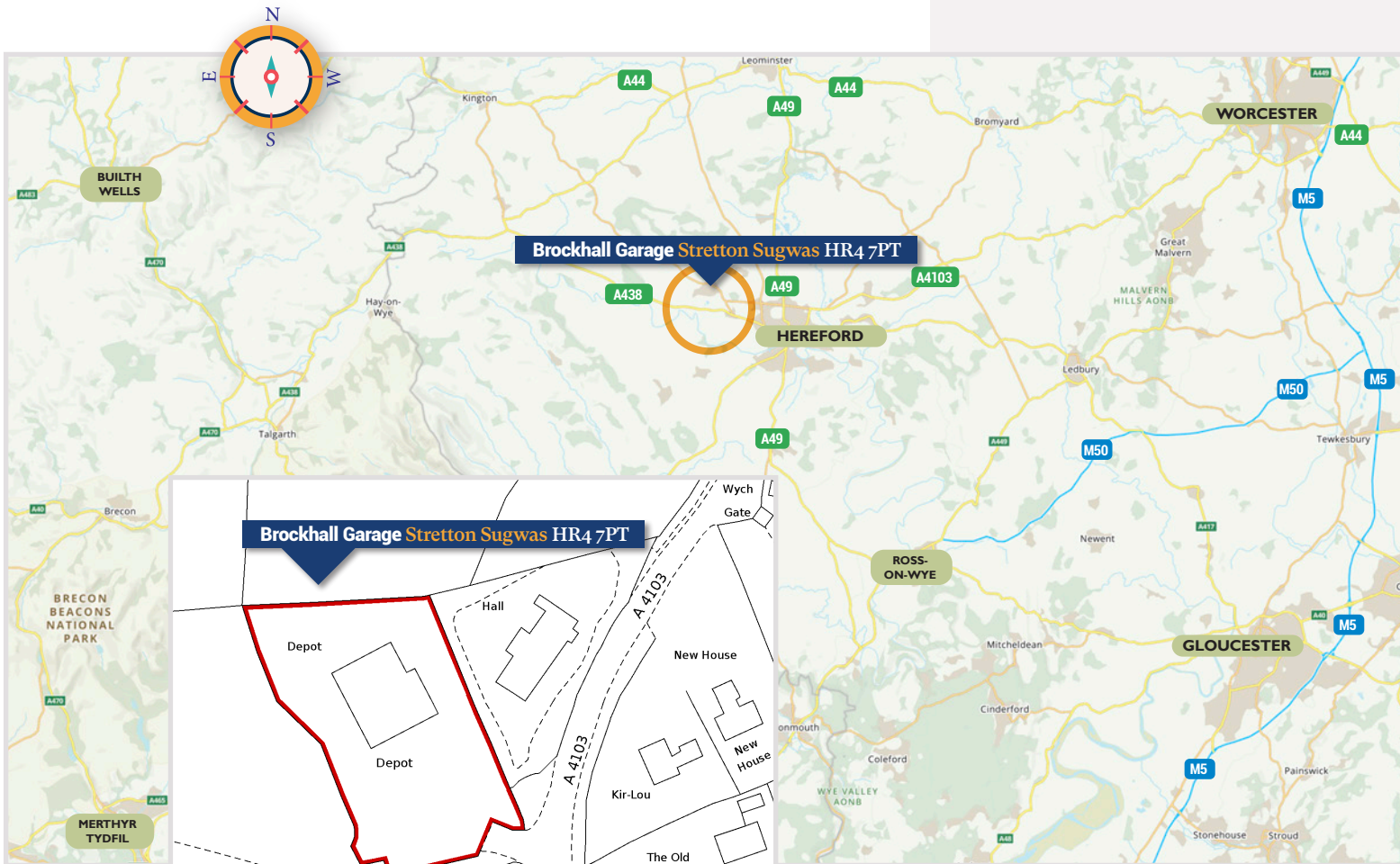


# FOR SALE Freehold Brockhall Garage, Stretton Sugwas



- Warehouse with integrated two-storey office building
- 4,340 sq ft (403.34 sq m)
- 0.69 acres (0.28 hectares)
- Substantial loading yard and secured gated site
- Application submitted for outline consent for the development of 7 dwellings



## Location

■ The property is located off Stretton Sugwas Lane, just off the A438, approximately 10 miles west of Hereford. It is located approximately 16 miles east of the border with Wales, 24 miles south west of Worcester and 23 miles north west of Gloucester. Junction 8 of the M5 is also approximately 30 miles distant to the east.

■ Hereford train station is situated to the north of the city centre and is the western terminus of the Cotswold Line. The train station is mainly served by the Great Western Railway, West Midlands Railway and Transport for Wales trains. Great Western Railway provides services to London Paddington in 3h 17 minutes, while Transport for Wales cover services to Manchester and Milford Haven. West Midlands Railway connects to Birmingham New Street with a 1hr 29 minute service.



## Site

## Description

■ The property comprises a detached, two-bay industrial warehouse with an integrated two-storey office building to the side and a surrounding yard and car park.

■ The warehouse is of steel portal frame construction and has concrete flooring, strip lighting and wall mounted lighting. Both bays have an eaves height of 4.86m. There is a small steel frame mezzanine to provide additional storage. Incorporated within the unit is a small office, workshop area, two vehicle inspection pits, one rolling road and a dust and fume extraction system. Bay 1 has two steel sliding doors to the front with a width of 4.49m and a height of 4.56m and Bay 2 has a double steel sliding door to the western side with a width of 8.97m and a height of 4.38m.



■ The office building provides a kitchenette, utility room and WC to the ground floor and two offices and a WC to the first floor. The building has a gas central heating system and wall mounted radiators.

■ Externally, the site has vehicular access off Stretton Sugwas Lane leading to a concrete surfaced car park and yard. The yard is enclosed by a mixture of metal panel fencing, mesh wire fencing and hedging.

# Aerial

---



## Accommodation

Gross Internal Area (approx.)

| Unit                               | Sq.m.         | Sq.ft.       |
|------------------------------------|---------------|--------------|
| <b>Ground Floor</b>                |               |              |
| Warehouse, Storage and Office      | 314.72        | 3,388        |
| Kitchenette and Utility Room       | 34.24         | 367          |
| Mezzanine                          | 15.70         | 168          |
| <b>First Floor</b>                 |               |              |
| Offices                            | 54.38         | 585          |
| <b>Total (excluding Mezzanine)</b> | <b>403.34</b> | <b>4,340</b> |

## Services

We understand the property has access to all mains services. All fixtures, fittings, services and the suchlike remain untested by the agents and as such no warranty as to their condition or suitability can be provided.

## VAT

Any figures agreed or quoted will be exclusive of VAT. The agents await confirmation of the VAT status of the building.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any sale.

## Planning

The property currently has planning consent for Use Class B2 (general industrial).

We also understand that an application for outline planning permission has been submitted for the demolition of the existing building and the erection of seven detached dwellings ref. **P213476/O**. This has been validated but is still awaiting a decision from the council.

Enquiries regarding your proposed use of the property should be discussed with Herefordshire Council Planning Department.

## EPC

An EPC is available on request.

## Tenure

The property is held freehold under title number **HE34063**. Documents are available on request. The property is let to **Hereford Tachograph Centre Ltd and KTH Civils & Surfacing Ltd**, at a rent of **£8,000 and £3,600 per annum** respectively. Hereford Tachograph Centre Ltd are currently holding over and the licence to KTH Civils & Surfacing Ltd can be terminated on 3 months' notice.

## Business Rates

The property is currently assessed for Business Rates with an **April 2017** rateable value of **£13,000**. The future rateable value of the property, as of **April 2023**, has been assessed at **£15,250**.

## Overage

The property is subject to an overage agreement. In the event that planning consent is obtained for any use other than as a commercial garage, the buyer will pay 25% of the uplift in value to David Roger Neville over and above the greater of (a) the market value of the Property without the new planning consent, or (b) £400,000. The overage expires on 1 November 2027.

## Terms

The property is available with unconditional offers sought.



**Sanderson  
Weatherall**

For further information or to  
arrange a viewing, please contact:

**Tim Simmons**

07511 050 889

Tim.simmons@sw.co.uk

**Sandeep Sharma**

07785 382 099

sandeep.sharma@sw.co.uk

**Sheryl Hoare**

07711 014 684

Sheryl.hoare@sw.co.uk

Or our joint agent:

**jackson**  
property

**Nathan Jackman-Smith**

07446 882152

nathan@bill-jackson.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL. October 2023