

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



7, 15 and 17,
Broad Street, Newent, GL18
1AQ

- **MIXED USE INVESTMENT PROPERTY FOR SALE**
- **NEWENT TOWN CENTRE**
- **POTENTIAL RENTAL INCOME OF APPROXIMATELY £32,000 PA**
- **PRIME LOCATION**
- **GUIDE PRICE: £375,000**

Ledbury Office

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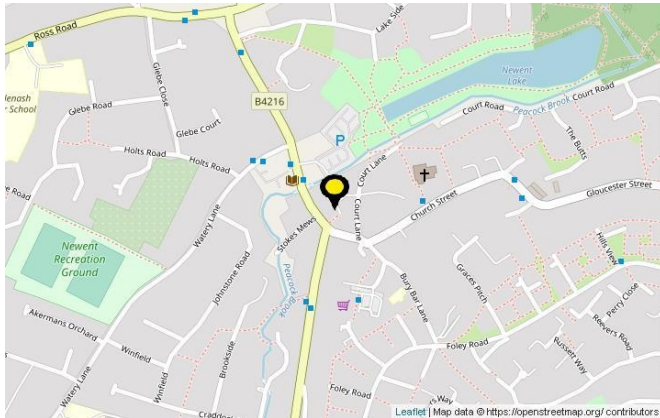
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
7 BROAD STREET	lock-up saleshop premises currently let and producing £8,000 per annum exclusive.		
FOUR FLATS	9 BROAD STREET - £395 PCM; 11 BROAD STREET - £360 PCM; 13 BROAD STREET - £360 PCM; AND 7 COURT LANE - £395 PCM.		
15 BROAD STREET	lock-up saleshop premises, recently let on a three year lease with a break clause at the first anniversary producing £6,000 per annum exclusive.		
17 BROAD STREET	subject to a 999 year leasehold agreement with ground rent payable of £50 per annum.		
TOTAL		0 Sq Ft	£375,000

Location

Newent is an attractive and thriving unspoilt town with a range of attractions for shoppers and visitors. Many of the buildings date from the thirteenth Century and the centrepiece of the town is the Old Market Hall which was built in 1668. The town is approximately 10 miles from Gloucester 9 miles from Ledbury and just 4 miles to Junction 3 of the M50. Significant further residential expansion of the town is already underway.

Description

The grade II listed property enjoys a prominent town centre location offering excellent investment opportunity, briefly comprising: two sales shop premises; four flats; and a commercial premises subject to a 999 year leasehold with ground rent payable of £50 per annum. One of the sales shops is currently vacant and available to let.



Tenure

We are advised (subject to legal verification) that the property is freehold, subject to the ongoing leases and tenancy agreements.

GUIDE PRICE: £375,000

Business Rates

Business Rates: Rateable Value - 7 Broad St: £4550; 15 Broad St: £4150; 17 Broad Street: £3600. Council Tax: Flat 9: A; Flat 11: A; Flat 13: A. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £4,150

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING Interested parties are advised to enquire of the local authority in order to establish that their required use of the premises will be permitted.

Services

We have been advised that mains electricity, water and drainage are connected to the property. The Flats have electric heating. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

The properties can be found in Broad Street Newent. Post Code: GL18 1AR.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.