

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Unit And Yard,  
Bromyard Road, Ledbury, HR8  
1LG

- **INVESTMENT PROPERTY FOR SALE**
- **PROVIDING APPROXIMATELY 430 SQ FT OF OFFICE SPACE**
- **AND 1000 SQ FT OF WORKSHOP SPACE**
- **ROADSIDE FRONTAGE TO BROMYARD ROAD, LEDBURY**
- **GUIDE PRICE: £290,000**

Ledbury Office

**01531 634648**

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
BROMYARD ROAD PROPERTY	includes yard area, excellent frontage, and office accommodation with 430 sq ft of space, and workshop extending to approximately 1000 sq ft.	1,430 Sq Ft (132.85 Sq M)	
	<b>TOTAL</b>	<b>1,430 Sq Ft</b>	<b>£290,000</b>

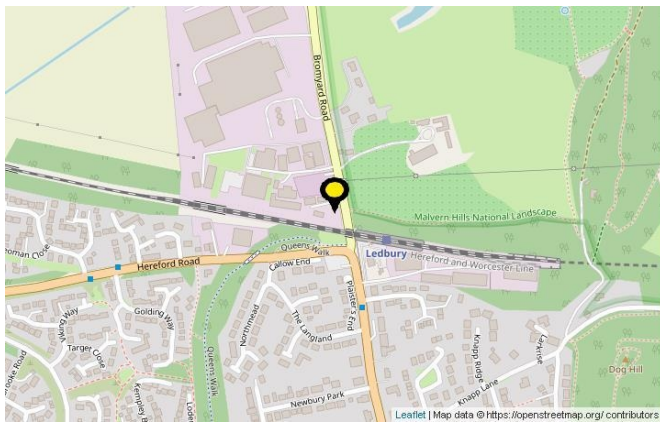
### Location

The yard premises are located off the Ledbury to Bromyard Road on the outskirts of Ledbury close to Ledbury railway station.

Ledbury is a busy and expanding country town situated close to the borders of Herefordshire, Worcestershire and Gloucestershire. The town has a growing population and a mainline railway station providing a direct service to both London Paddington and Birmingham New Street. The M50 motorway is available approximately 4 miles to the south bringing the Midlands and South West to within easy travelling distance.

### Description

The property sits within a palisade fenced and gated compound with concrete yard fronting Bromyard Road and provides external storage, workshop and office accommodation. The property provides an excellent investment opportunity. The lease dated 29 June 2021 is for a ten year term expiring 28 June 2031 with a current passing rent of £17,500 Per Annum.



### Tenure

**TENURE**- The property is for sale, subject to legal verification, of a Freehold basis subject to the ongoing lease.

**GUIDE PRICE** - £290,000

### Business Rates

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: £10,000

### Viewings

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

### Agent Notes & Planning

Energy Performance Certificate (8913-7649-7463-1601-3982) - 123 (E).

Planning - We have not made enquiries of the local planning authority in respect of the use classification of the site and therefore applicants should make their own enquires of the local planning authority that their proposed use of the site will be permitted and that there are no restrictions applicable.

### Services

We have been advised that mains electricity (single phase), water, sewage are connected to the property, heating is via an oil fired boiler. 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 Property can be found heading out of Ledbury on the B4314 immediate under the railway bridge on your left hand side.

### 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.