

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



2,
The Southend, Ledbury, HR8
2EY

- ATTRACTIVE GRADE II LISTED BUILDING FOR SALE
- WITH GROUND FLOOR SALES SHOP
- AND FIRST AND SECOND FLOOR APARTMENT
- WITH VACANT POSSESSION
- VIEWING HIGHLY RECOMMENDED
- GUIDE PRICE: £275,000

Ledbury Office

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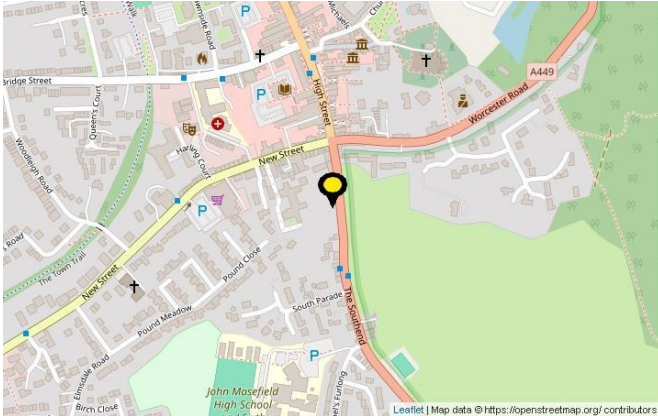
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR	with approx.. dimensions: SALESHOP 7.32m (24ft 0in) Max. x 4.32m (14ft 2in) Max. with good frontage measuring approximately 3.03m onto the Southend. With rear door to Courtyard Area. KITCHENETTE & STORAGE - 3.02M (9ft 11in) x 3.22m (10ft 7in) leading to WC facilities.	445 Sq Ft (41.34 Sq M)	
UPPER FLOORS	A modern, very well presented first floor apartment in a convenient location for town facilities. The accommodation offers: Kitchen & Dining area, Lounge, Two Double Bedrooms & Bathroom.		
TOTAL		0 Sq Ft	£275,000

Location

The Grade II Listed premises are located within the Conservation Area of Ledbury Town. Ledbury is a thriving town serving a wide rural catchment area with a full range of facilities and amenities. The town is conveniently placed for access to the cities of Hereford, Worcester and Gloucester, each approximately 16 miles distant. There is a mainline railway station within the town providing direct service to Oxford, Reading and London Paddington and Hereford, Worcester and Birmingham New Street. The M50 motorway is approximately 4 miles to the south of the town.

Description

The property comprises to the ground floor a retail premises, and to the upper floors an apartment, and forms part of an attractive half timbered property of considerable charm and character enjoying a prominent location on The Southend.



Business Rates

The rateable value for the commercial premises is £5,000. The council tax band for the apartment is 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: £5,000

Viewings

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

Agent Notes & Planning

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.
EPC RATINGS - COMMERCIAL: E (113); RESIDENTIAL: tbc.

Services

We have been advised that mains electricity, water and drainage are available to the property. 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

From the Agent's Ledbury office turn right at the top-cross traffic lights into the The Southend and the property can be found after a very short distance on the right 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.

Tenure

Tenure - The property is for sale, subject to legal verification, on a freehold basis with vacant possession.

Guide Price - £275,000



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.