

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Unit 2,  
4 High Street, Ledbury, HR8  
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- **PRIME CENTRAL LOCATION IN LEDBURY TOWN CENTRE**
- **GROUND FLOOR RETAIL PREMISES AVAILABLE TO LET**
- **EXTENDING TO APPROXIMATELY 420 SQ FT (NIA)**
- **VIEWING HIGHLY RECOMMENDED**
- **RENT: £10,950 PER ANNUM EXCLUSIVE**

Ledbury Office

**01531 634648**

3-7 New Street, Ledbury, HR8 2DX

[commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)



Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
Retail Area	With entrance door and window frontage onto the High Street.	420 Sq Ft (39.02 Sq M)	£10,950.00
	<b>TOTAL</b>	<b>420 Sq Ft</b>	<b>£10,950</b>

### Location

Ledbury is a busy country town with a growing population of approximately 10,000, serving a wide rural catchment area, with local attractions such as Eastnor Castle, The Malvern Hills, The Three Counties Spring and Autumn Shows and the Ledbury Poetry Festival. The town centre benefits from a large number of strong independent retailers and businesses along with national stores such as Boots, Boots Opticians, Clark Shoes, Gregs, Coffee #1, Spar and the main high street banks. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant and the M50 motorway is situated approximately 4 miles to the south of the town. The town benefits from a mainline railway station with direct trains to Hereford, Malvern, Worcester, Birmingham, Oxford, Reading and London.

### Description

4 High Street is a Grade II Listed building in a prominent location in the centre of the county town of Ledbury. Unit 2 comprise self contained ground floor retail accommodation with WC and kitchenette facilities. The Premises lend themselves suitable for a variety of uses, subject to necessary planning and Listed Building Consent.

### Business Rates

The property has been the subject of recent refurbishment and therefore will have to be re-assessed for non domestic rates by the Valuation Office Agency. 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: £6,400

### 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 make enquiries with the local authority in order to establish that their required use of the premises will be permitted.

### Services

We have been advised that electricity, water and drainage are connected to the property. Electric heating is provided for the unit. This information had not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. 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.

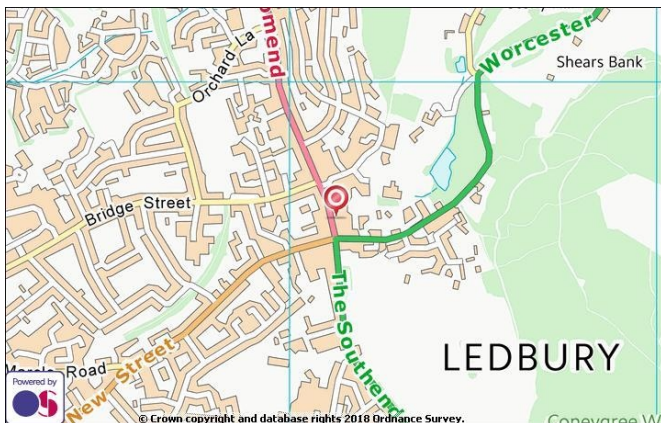
### Directions

Turn left out of the Agent's Ledbury Office, and left at the traffic lights onto the High Street. Continue along the High Street until you reach the Market House and the property can be found to the right hand side of the Market House, indicated by our To Let board.

### 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 purchases/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

Available to let by way of a new lease of negotiable term.

#### RENT

£10,950 per annum exclusive

#### DEPOSIT

A deposit will be payable upon lease completion.

#### LEGAL COSTS

The tenant will be responsible for the landlord's reasonable legal costs in connection with the preparation of a new lease.

#### SERVICE CHARGE

A Service Charge is applicable; further details available upon request.

#### BUILDINGS INSURANCE

Buildings insurance is arranged by the landlord and re-charged to the tenant.



**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.