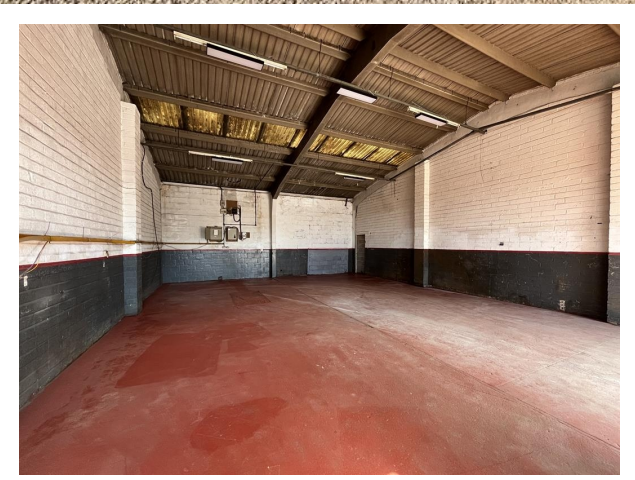


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Unit 1c,
Lower Road Trading Estate,
Ledbury, HR8 2DJ

- **INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES**
- **EXTENDING TO APPROXIMATELY 1800 SQ FT (167.22 SQ M)**
- **BENEFITING FROM 5 CAR PARKING SPACES**
- **LOCATED ON LOWER ROAD TRADING ESTATE WITH CLOSE**
- **PROXIMITY TO LEDBURY TOWN CENTRE**
- **RENT: £12,500 PER ANNUM EXCLUSIVE**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 1C	the premises comprise with approximate dimensions: Entrance Hall; Kitchenette Area; WC facilities; Office 1 - 3.14m x 3.38m; Office 2 - 4.46m x 4.12m; and warehouse - 14.73m x 8.91m.	1,800 Sq Ft (167.22 Sq M)	£12,500.00
TOTAL		1,800 Sq Ft	£12,500

Location

The property is located in the picturesque county town of Ledbury, situated in the east of the county of Herefordshire and shares borders with Worcestershire and Gloucestershire. Ledbury is a busy and expanding town with two well publicised housing developments underway, and has a population of approximately 10,000. Ledbury has been featured in a number of newspapers as one of the best places to live and visit, and benefits from a wide rural catchment and is a popular tourist destination, with many local attractions and events, including Eastnor Castle, The Malvern Hills, and the world renown Ledbury Poetry Festival. The town Centre includes a number of national businesses, such as Boots, Spar, Coffee No1, Specsavers, One Stop, and Day Lewis, and many local retailers and businesses creating a busy high street. Ledbury benefits from good transport communications, with the M50 motorway located approximately 4 miles south of the town providing access to the M5 and the wider motorway network. The town also benefits from a mainline railway station with direct trains to Hereford, Malvern, Worcester, Birmingham, Oxford, Reading and London.

Description

The premises is located on Lower Road Trading Estate, and is a mid-terrace unit with roller shutter door and pedestrian door for access. The office accommodation is located to the front of the unit, and includes two offices, WC facilities and kitchenette area. The warehouse provide a useful space suitable for a variety of uses subject to necessary consents. There is three-phase electricity.



Tenure

TENURE- The Premises are available to let on a new lease for a proposed three year term on Full Repairing and Insuring basis.

RENT- £12,500 Per Annum Exclusive.

LEGAL FEES- The incoming tenant will pay a fixed amount of £250 plus VAT towards the landlord's legal costs.

DEPOSIT- The incoming tenant will pay a deposit equivalent to one quarters rent.

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: £8,200

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 - we recommend interested parties make their own enquires to the Local

Planning Authority to established suitability of their own use.

EPC RATING - C (67) <https://find-energy-certificate.service.gov.uk/energy-certificate/5508-6912-8999-8858-4872>

Services

We have been advised that mains electricity, water and drainage are connected 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 imply 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 down New Street, and continue along the road and take the turning into Woodleigh Road, at the end of the road turn left into Lower Road, and take a right hand turn into Lower Road Trading Estate. The premises can be found on the right hand side indicated by our to let board.

POST CODE - HR8 2DJ

WHAT3WORDS - ///outfit.sunroof.thrashing

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.