

**01531 634 648**

Ledbury Office (Option 3)  
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**JOHN  
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



## 44 Bye Street, Ledbury, HR8 2AA

Development Opportunity Available For Sale  
Extending to approximately 0.32 acres (0.13 hectares)  
Centrally located in Ledbury

Gross rental income: £19,800 per annum

Guide price: £775,000

# Rare Opportunity to Acquire Prime Location Viewing Highly Recommended



## 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 renowned 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

We are kindly instructed to market this exciting and rare opportunity to purchase a site with a central town location, which has potential for development, subject to necessary consents. The site extends to approximately 0.32 acres (0.13 hectares), and comprises a three bedroom house, a shop with potential for two flats above, car sales site and buildings and garaging to the rear of the site.

## DESCRIPTION CONT...

**44 Bye Street** - provides 600 sq ft of retail and ancillary space situated on the ground floor and is currently let on a three year lease from 30 August 2024 at a rent of £7,500 per annum exclusive. The lease is excluded from the Landlord and Tenant Act 1954.

**44A Bye Street** - is a one bedroom second floor flat, which is in need to substantial refurbishment. Access is via an external steel staircase, and has potential to provide one/two bedrooms, living and kitchen accommodation.

**44B Bye Street** - provides two bedroom accommodation on the first floor and is currently let on an AST for £600 PCM. The accommodation includes: entrance; hallway; living room; bathroom; two bedrooms; kitchen and cloakroom.

**44C Bye Street** - is a two storey three bedroom property with courtyard. The accommodation briefly comprises to ground floor: Entrance; Hallway; three Bedrooms; Shower Room; and stairs to first floor, which includes: Landing; Living room; utility room; cloakroom; Kitchen. Currently owner-occupied.

**Car Sales Site** - with forecourt, garage with office. Currently vacant.

**Mechanic Building** - two double doors to front, with use of some of the adjacent garages at a rent of £425 PCM.

**Rear Yard & Garages** - comprising 12 garages, occupied by other occupiers on site.

Please note it is understood the rents are inclusive of services and utilities.

# Current Rental Income of £19,800 per annum



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

## ENERGY PERFORMANCE CERTIFICATES

**The Mechanic Building - F (150)** <https://find-energy-certificate.service.gov.uk/energy-certificate/3756-7430-1549-0253-3323>.

**The Car Sales Building - E (112)** <https://find-energy-certificate.service.gov.uk/energy-certificate/2999-6873-3641-3905-6264>.

**44 Bye Street (Shop) - C (60)** <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-0130-0892-6623-1002>.

**44a Bye Street (Flat) - C (69)** <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2760-9080-2029-4955>

**44b Bye Street (Flat) - D (68)** <https://find-energy-certificate.service.gov.uk/energy-certificate/9282-3003-3205-4062-9204>.

**44c Bye Street (House) - D (58)** <https://find-energy-certificate.service.gov.uk/energy-certificate/0310-2968-2150-2492-7641>

## SERVICES


We have been advised that mains services 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.

## VIEWING

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3. [commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

## DIRECTIONS

From the Agent's Ledbury Office turn left and left again into the High Street, take the first left hand turn into Bye Street, and the premises can be found after approximately 250 metres on your left hand side indicated by our for sale board.

 POST CODE:  
HR8 2AA

 WHAT3WORDS:  
**///curvy.insisting.dissolves**



## AGENTS NOTES

### Planning

Interested Parties are advised to enquire to the local planning authority, Herefordshire Council.

### Tenure

The Property is available for sale. We are advised (subject to legal verification) that the property is freehold, and subject to the ongoing occupancies and tenancy agreements.

### Guide Price

£775,000

### Council Tax and Business Rate Information

#### Business Rates:

44 Bye Street (shop) - £7,700.

Workshop - £2,750.

Car Sales Site - £9,900.

#### Council Tax:

44a - Band A.

44c - Band D.

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.

## 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 leases 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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**3-7 New St, Ledbury HR8 2DX**

Offices also at Malvern, Upton, Colwall & London