



Agricultural Storage, Cold Green Farm , Ledbury, HR8 1NJ

- **TWO STORAGE UNITS AVAILABLE TO LET INDIVIDUALLY TO TOGETHER**
- **UNIT 1 EXTENDING TO APPROXIMATELY 7,590 SQ FT (705.11 SQ M)**
- **UNIT 2 EXTENDING TO APPROXIMATELY 8,250 SQ FT (766.45 SQ M)**
- **RENT: AVAILABLE UPON APPLICATION**

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 1 | 29.33M X 24.06M | 7,590 Sq Ft (705.11 Sq M) | |
| UNIT 2 | 30.27M X 25.33M | 8,250 Sq Ft (766.43 Sq M) | |
| TOTAL | | 15,840 Sq Ft | |

Location

The units are located on the outskirts of the popular village of Bosbury. The village provides local facilities including a well respected primary school and nursery, village hall, pub and church. The town of Ledbury is approximately 4 miles distant and offers a comprehensive range of facilities and amenities. There is a mainline railway station at Ledbury and access to the M50 is approximately 4 miles to the south of the town.

Description

The units, which are insulated cold storage sheds, benefit from a large yard allowing easy access to the units, which also benefit from chillers and a three phase supply, the units are available individually for together. The yard space enables two lorries to load simultaneously.



Tenure

TENURE- The premises are available to let on a licence agreement of negotiable length.

RENT- POA.

LEGAL FEES- Each party to be responsible for their own legal costs.

DEPOSIT- A deposit equivalent to one quarters rent will be required.

Business Rates

We understand the use class does not currently attract 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:

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 have been advised that the current use class would allow for storage.

Services

We have been advised that mains electricity is 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 Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Bear right at the railway station on to the B4214 Bromyard Road and continue out of Ledbury. Continue through Staplow and after passing The Oak Inn turn left signposted to Munsley and Ashperton. Follow the road for approximately half a mile and Cold Green Farm can be found on the right hand side. What3Words: massing.tripling.zipped

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 formally 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.