

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Retail Premises,  
23 The Homend, Ledbury, HR8  
1BN

- PRIME LEDBURY TOWN CENTRE
- PREMISES EXTENDING TO APPROXIMATELY 870 SQ FT
- ACCESS TO THE REAR FOR DELIVERIES
- PROMINENT DISPLAY WINDOW

Ledbury Office

**01531 634648**

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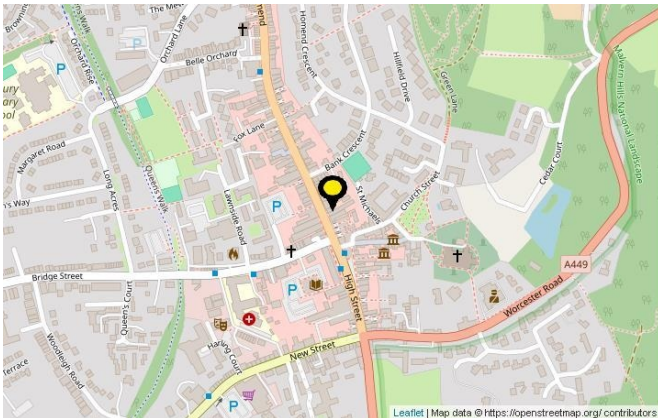
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
RETAIL PREMISES	comprising retail premises, with store room, office and WC facilities. The access to the rear for deliveries.	870 Sq Ft (80.82 Sq M)	£17,500.00
TOTAL		870 Sq Ft	£17,500

### Location

The premises 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

The property comprises saleshop premises to ground floor. The premises extends to approximately 870 sq ft of space and comprises sales area, office, storeroom and WC facilities. The commercial premises has the benefit of rear pedestrian access. The space features an open plan ground floor retail space extending to approximately 583 sq ft, with a flexible layout that can be adapted to suit various requirements and uses subject to necessary consents.



### Tenure

**TENURE-** The lease is available on a new lease for a proposed term of five years on full repairing and insuring basis.

**RENT-** £17,500 Per Annum Exclusive.

**LEGAL FEES-** Each Party is to be responsible for their own legal costs.

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

### 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: £10,000

### 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 rating (D - 82) <https://find-energy-certificate.service.gov.uk/energy-certificate/1621-2277-7792-8473-1062>

### 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 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 left at the Top Cross, into the High Street, continue into the Homend and the property can be found on the right hand side.

POST CODE - HR8 1BN

WHAT3WORDS - ///detail.coach.bloom

### 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.



**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.