

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



8 The Homend, Ledbury, HR8 1BT

- PRIME TOWN CENTRE LOCATION WITH HIGH FOOTFALL
- EXTENDING TO APPROXIMATELY 4971 SQ FT NIA
- ACCESS TO THE REAR FOR DELIVERIES
- FIRST FLOOR OFFICE, WCs, STORE ROOM
- LARGE PROMINENT DISPLAY WINDOWS
- RENT: £80,000 PER ANNUM EXCLUSIVE



Regulated by

RICS

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

We are delighted to be instructed to offer this highly visible retail property located in the heart of Ledbury's bustling town centre. The property benefits from prominent display windows, offering excellent exposure to both pedestrian and vehicle traffic, making it an ideal location for a wide range of retail or service-based businesses. The space features an open plan ground floor space with a flexible layout that can be adapted to suit various requirements and uses subject to necessary consents. The landlord is currently undertaking refurbishment works to flooring, further details available upon request.



ACCOMMODATION



GROUND FLOOR

Area	Description	Size
Main Front Sale Area	The Sales Area is accessed via pedestrian doors fronting The Homend, and benefit from open plan area, with Office and steps that provide access to the rear sales area.	2840 sq ft
Rear Sale Area	The rear sales area, includes a small store, and through double doors, provides access to the store room.	1130 sq ft
Store Room	The Store Room can be accessed from the rear of the building for deliveries.	641 sq ft

FIRST FLOOR

Area	Description	Size
First Floor	The first floor provides ladies and gents WCs, Store Room, Office, and Kitchenette	360 sq ft



Versatile Space, suitable for a variety of uses

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.

PLANNING

We believe the current use class associated with the premises is Class E (a) retail and interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

ENERGY PERFORMANCE CERTIFICATE

The EPC Rating for this property is C (56) <https://find-energy-certificate.service.gov.uk/energy-certificate/0657-2462-0638-3424-2392>.

BUSINESS RATES

The Rateable Value is £36,750.

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. The local billing authority is Herefordshire Council.

Viewing Highly Recommended

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 option 3.

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

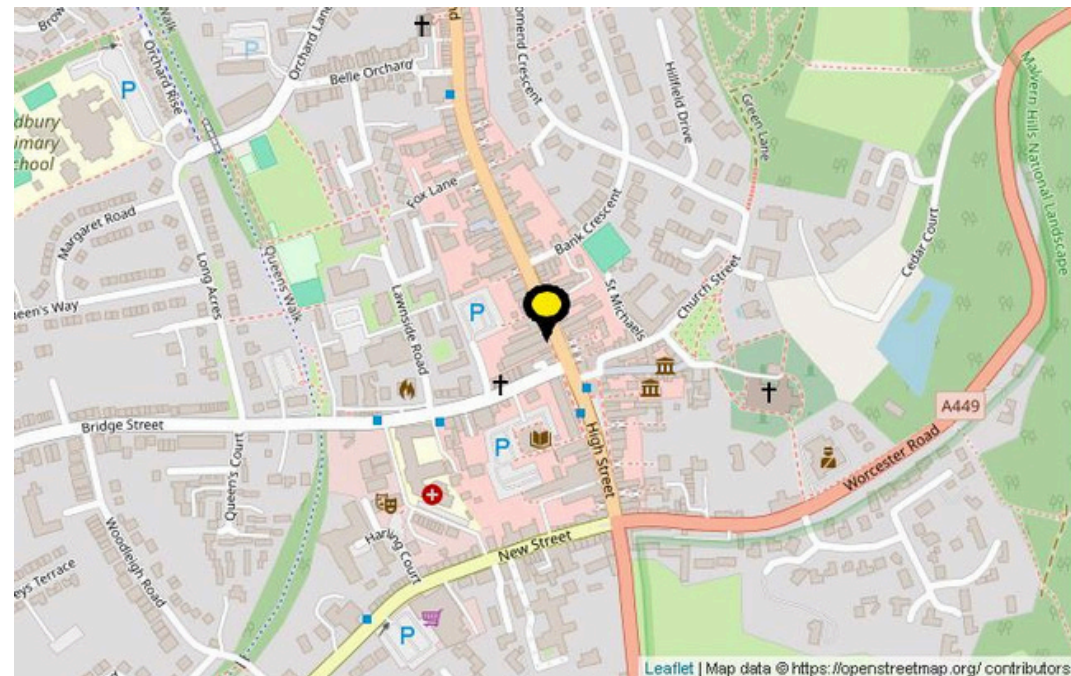
From the agent's Ledbury Office, turn left towards the traffic lights, and turn left into the High Street, continue across the road walking passed the clock tower and the property can be found after a short distance on the left hand side indicated by our to let board.



POST CODE: HR8 1BT



WHAT3WORDS: ///hurt.brimmed.outsmart



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.



Proposed Terms - Subject to Contract

The property is available to let on a new lease for a proposed term of 10 years on a full repairing and insuring basis, at a rent of £80,000 per annum exclusive and rent review at the fifth anniversary. A deposit may be requested dependent upon covenant strength. With each party being responsible for their own legal fees.

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

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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.

