

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

The Card Shop

No 7
BROAD ST

CLOSING DOWN
SALE 5 days
left



7 ,
Broad Street, Newent, GL18
1AQ

- PRIME CENTRAL LOCATION IN THE TOWN OF NEWENT
- NEWENT IS A POPULAR EXPANDING TOWN
- EXTENDING TO APPROXIMATELY 462 SQ FT (42.92 SQ M)
- AVAILABLE TO LET ON A NEW LEASE
- RENT: £6,500 PER ANNUM EXCLUSIVE

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



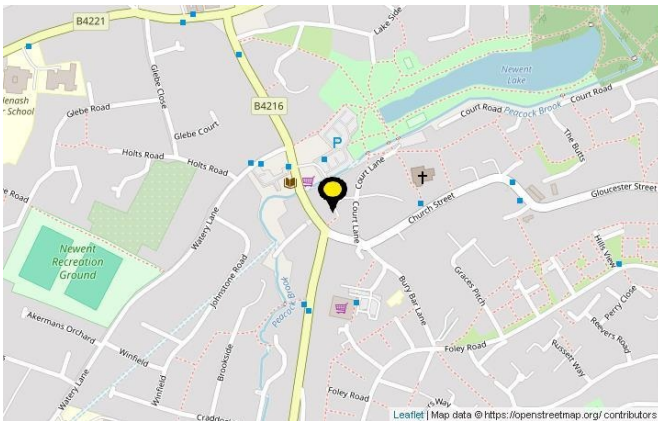
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
7 BROAD STREET	ground floor salesshop, comprising: front sales shop area: 3.89m x 6.72m (max); rear sales area: 5.58m x 3.04m (max); store: 1.50m x 2.97m; and WC facilities.	462 Sq Ft (42.92 Sq M)	£6,500.00
TOTAL		462 Sq Ft	£6,500

Location

Newent is an attractive and thriving unspoilt town, with an expanding population with significant residential expansion of the town already underway. There is a range of attractions for shoppers and visitors. Many of the buildings date from the thirteenth century and the centrepiece of the town is the Old Market Hall which was built in 1668. The town is approximately 10 miles from Gloucester, 9 miles from Ledbury and just 4 miles from Junction 3 of the M50.

Description

The retail shop forms part of a grade II listed property and enjoys a prominent town centre location with excellent frontage. The premises extend to approximately 463 sq ft and the space lends itself to a variety of uses subject to necessary consents. Viewing is highly recommended.



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: £5,500

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 - TBC

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

The premises can be found in Broad Street Newent.

POST CODE: GL18 1AR

WHAT3WORDS: ///tribes.spite.unstated

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.

Tenure

TENURE- The property is available on a new lease for a negotiable length on a internal repairing and insuring basis to include shop frontage.

RENT- £6,500 per annum exclusive.

LEGAL FEES- Each party will be responsible for their own legal fees.

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



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.