

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



19 High Street, Ledbury, HR8 1DS

- FREEHOLD INVESTMENT PROPERTY IN TOWN CENTRE
- FOR SALE SUBJECT TO ONGOING LEASE DATED 8 MAY 2025
- COMMERCIAL PREMISES AND SECOND FLOOR FLAT
- RENTAL INCOME OF £30,000 PER ANNUM
- VIEWING HIGHLY RECOMMENDED
- GUIDE PRICE £350,000

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 investment property located in the heart of Ledbury's bustling town centre. This attractive, and well positioned opportunity provides accommodation over basement and three floors. The building is a grade II listed building with a predominantly brick and timber construction under a pitched tiled roof to front with rendering and parapet, and mono-pitch steel profile roof to the kitchen extension to the rear of the building. The property is let to a long-established independent restaurant operator known locally for their Indian Cuisine with the most recent lease dated 8 May 2025, for a three-year term expiring 7 May 2028 at a rent of £30,000 per annum. A copy of the lease is available upon request and viewing.

ACCOMMODATION

GROUND FLOOR

Area	Description	Size
Basement & Ground Floor	The Ground Floor provides access to the cellar. The ground floor includes restaurant reception area and till/bar, with seating area leading to WC facilities and Kitchen to the rear of the building.	1643 sq ft; (152.67 sq m)
First Floor	The First Floor benefits from further seating area to the front of the building, with views over Ledbury Town Centre, with storage and prep area; WC facilities; and seating area to the rear.	835 sq ft; (77.66 sq m)
Second Floor	The Second Floor provides ancillary accommodation, bathroom, storage rooms.	839 sq ft; (77.01 sq m)



SERVICES

We have been advised that mains electricity, gas, 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 commercial premises is Class E 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:

B (41) <https://find-energy-certificate.service.gov.uk/energy-certificate/6713-1965-6868-8943-7288>

BUSINESS RATES & COUNCIL TAX

The Rateable Value is £18,000.

The Council Tax Band is "B".

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 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

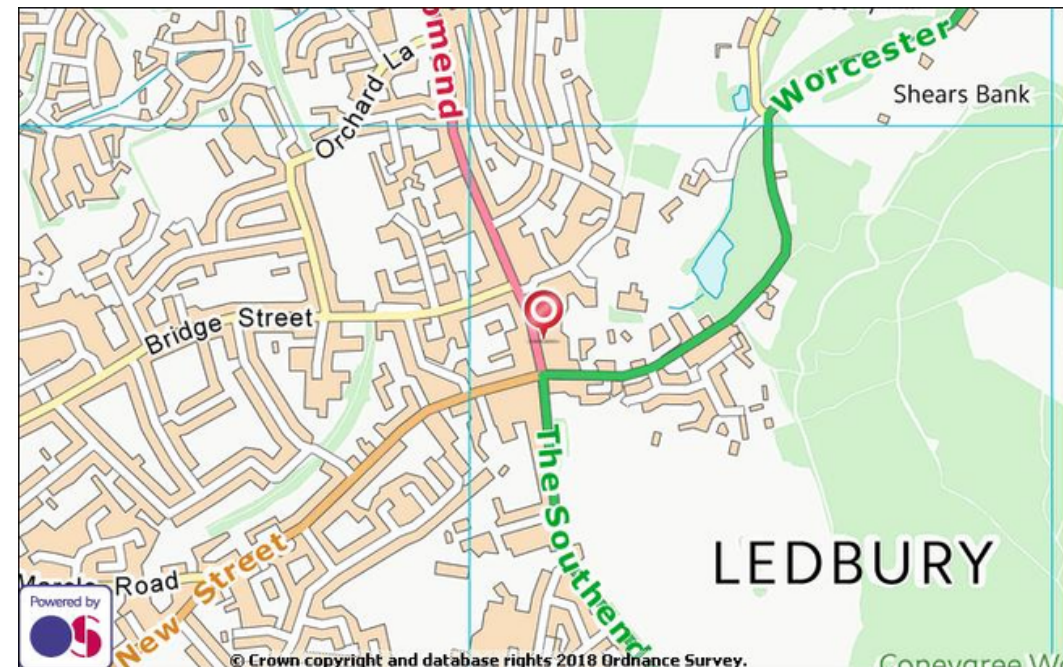
From the Agent's Ledbury Office turn left towards the traffic lights, at the traffic lights, cross the road and the property can be found after a short distance on the right hand side.



POST CODE: HR8 1DS



WHAT3WORDS: ///slim.midfield.huddling



Viewing Highly Recommended

FLOOR PLANS



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encent Ltd
Plan produced using PlanUp

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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 for sale (subject to legal verification) on a freehold basis, with a guide price of £350,000.

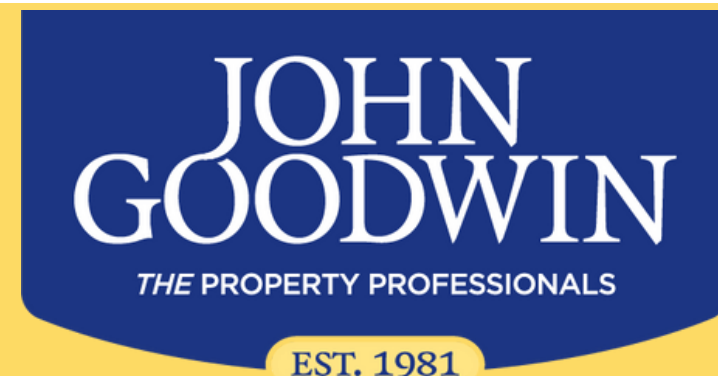
Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

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www.johngoodwin.co.uk



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.

