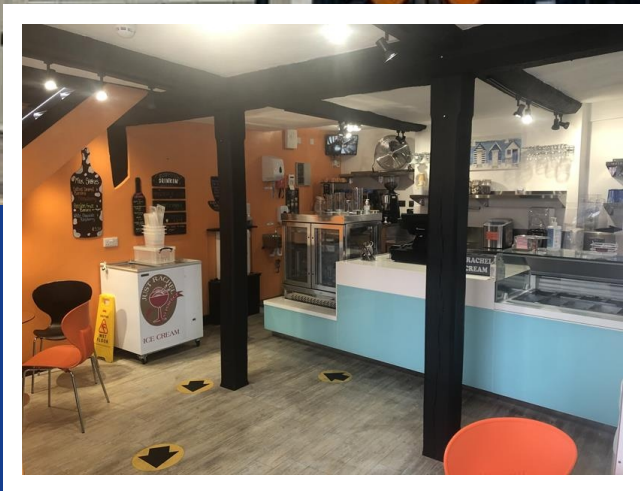


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



1 ,
The Southend, Ledbury, HR8
2EY

- PROMINENT RETAIL PREMISES WITH OFFICE ACCOMODATION
- HISTORIC LANDMARK BUILDING GRADE II*
- GUIDE PRICE: £190,000

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



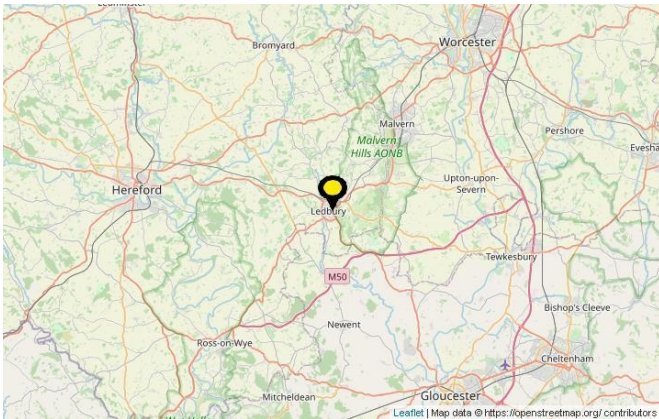
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR SALES	The Property benefits from a prominent display frontage, with lobby providing access to ground floor space and upper floors.	290 Sq Ft (26.94 Sq M)	
FIRST FLOOR	The first floor provides additional dining area, kitchenette and prep area, and WC facilities. With stairs to second floor.	476 Sq Ft (44.22 Sq M)	
SECOND FLOOR	with office, and storage space.	461 Sq Ft (42.83 Sq M)	
TOTAL		1,227 Sq Ft	£190,000

Location

1 The Southend is a prominent and striking landmark Grade II* Listed building situated at the centre of the town on a busy crossroads. Ledbury is a thriving town, serving a wide rural catchment area and is conveniently placed for access to the cities of Hereford, Worcester and Gloucester each approximately 16 miles distant. There is a mainline railway station within the town providing direct service to Oxford, Reading and London Paddington and Birmingham New Street. The M50 motorway is approximately 4 miles to the south.

Description

1 The Southend has benefited from a recent internal refurbishment and provides retail and café accommodation over two floors with office, and storage accommodation to the second floor. The most recent use was as an ice cream parlour and the property lends itself to a variety of uses subject to necessary consent. A viewing is highly recommended.



Tenure

TENURE- The Property is available for sale on a freehold basis, subject to legal verification.

GUIDE PRICE- £190,000

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: £6,200

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 - No enquiries have been made of the local planning authority in order to verify the use classification and interested parties are advised to check with the local planning department. **ENERGY PERFORMANCE CERTIFICATE** - 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 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 towards the Top Cross, and the Property can be found immediately on your right hand side.

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 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.