

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Bankside Industrial Estate,
Unit 7
Little Marcle Road, Ledbury, HR8
2DR

- **INDUSTRIAL PROPERTY FOR SALE IN LEDBURY**
- **EXTENDING TO APPROXIMATELY 1695 SQ FT (157.47 SQ M)**
- **RECENTLY USED AS CAR AND VEHICLE REPAIRS AND MOTS**
- **VIEWING HIGHLY RECOMMENDED**
- **GUIDE PRICE: £225,000**

Ledbury Office

01531 634648

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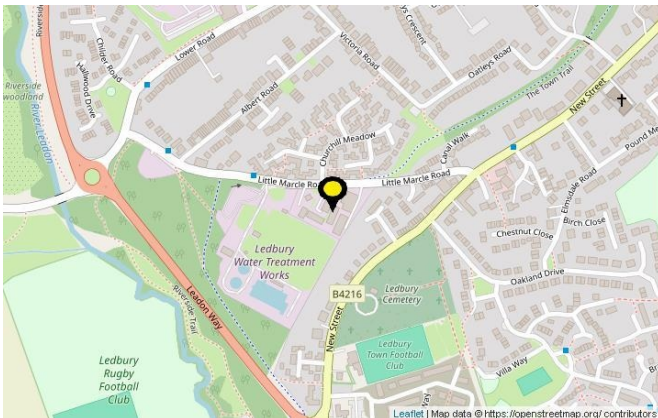
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
7 BANKSIDE	The property provides reception area, with customer WC, kitchenette and staff WC, and workshop with roller shutter door.	1,695 Sq Ft (157.47 Sq M)	£225,000.00
	TOTAL	1,695 Sq Ft	£225,000

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. 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 enjoys a prominent frontage with car parking to the front of the building, with access to the side and rear yard. The property benefits from pedestrian access and roller shutter door to rear. The property lends itself to a variety of uses subject to necessary consents and has recently been used for car and vehicle repairs and MOTs.



Tenure

We are advised (subject to legal confirmation) that the property is freehold and will be sold with vacant possession.

GUIDE PRICE - £225,000

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: £11,250

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 encouraged to enquire with the local planning authority to establish whether their proposed use 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

From the Agent's Ledbury Office turn right into New Street, and continue until you reach the turning with Little Marcle Road, and turn right into Little Marcle Road. The property can be found after a short distance indicated by our for sale sign.

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.