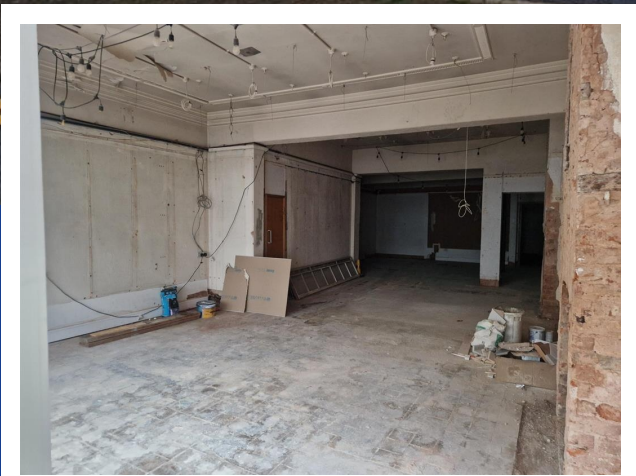


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



10 (Ground Floor),
New Street, Ledbury, HR8
2DX

- **PROMINENT RETAIL UNIT AVAILABLE TO LET**
- **CONVENIENT LOCATION WITH EXCELLENT FRONTAGE**
- **EXTENDING TO APPROXIMATELY 1,061 SQ FT (98.57 SQ M)**
- **RENT: £15,000 PER ANNUM EXCLUSIVE**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



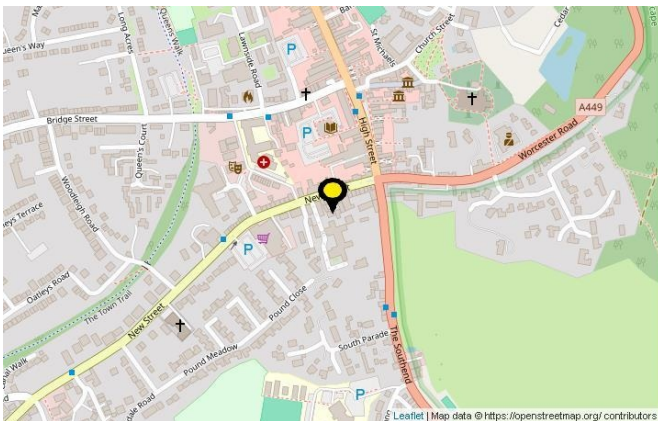
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
RETAIL PREMISES	Shop Premises and Store and WC	1,061 Sq Ft (98.57 Sq M)	£15,000.00
	TOTAL	1,061 Sq Ft	

Location

The property is conveniently located within Ledbury, which is a busy and expanding country town with a growing population of approximately 10,000. The town serves a wide rural area and is a very busy tourist centre, largely owing to its local attractions such as Eastnor Castle, the Malvern Hills, the Three Counties Show and Ledbury Poetry Festival. The town centre benefits from both a large number of strong independent retailers and also national stores such as Boots & Boots Opticians, Coffee #1, and Clarks Shoes. The cities of Hereford, Gloucester and Worcester are all approximately 16 miles distant and the M50 motorway is approximately 4 miles to the south of the town. The town also benefits from a mainline railway station.

Description

Ground floor retail premises centrally located in Ledbury. An excellent opportunity to occupy one of New Streets prime retail units with excellent frontage. The premises provides approx. 940 sq ft of retail space with approx. 121 sq ft of store space. Access to the front of the shop is provided by a single pedestrian door. The premises lend themselves to a variety of uses subject to necessary consents.



Tenure

TENURE

The premises are available to let on a new lease on full repairing and insuring terms, for a negotiable length.

RENT

£15,000 per annum exclusive.

SERVICE CHARGE

Further details are available upon request.

LEGAL FEES

Each party to be responsible for their own legal costs.

DEPOSIT

A deposit equivalent to one quarters rent will be required.

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

The property has consent for Use Class E and as a Tap Room (Sui Generis). All interested parties are advised to make their own enquiries of the local authority in order to establish that their required use of the premises will be permitted.

EPC

The EPC rating for this property is C (59) <https://find-energy-certificate.service.gov.uk/energy-certificate/6071-1780-5741-4244-4115>

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

The Premises are situated directly opposite our offices in New Street, Ledbury.

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 purchases/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.