



Commercial Premises , Leintwardine, North Herefordshire, SY7 0LW

£750 P.A

**jackson**  
property



## Description

This property, located in the desirable village of Leintwardine, features large parking, suitable for up to three cars, in a newly resurfaced gravel car park.

Stepping through the front door of the premises, there is a large office room, with a high ceiling and three Velux windows fitted into the roof. A door to the left opens out into further office space. This space has a separate entrance, large modern UPVC windows and access to controls and battery systems for the solar panels.

The premises also has a kitchen area, with sink facilities, cupboard storage space, and room for worktop appliances with access to two separate W.C. facilities. There is another large office space, with four large windows overlooking the carpark and access road. Adjacent to this is a single office space that would work well as potential storage/server room.

Situated in Leintwardine which offers a charming and idyllic setting. The village is renowned for its historical

significance, with remnants of a Roman fort and a rich tapestry of medieval architecture. Surrounded by rolling hills and picturesque landscapes, Leintwardine provides a haven for nature lovers, hikers, and cyclists alike. The area also boasts traditional pubs, local shops, and a close-knit community, creating a warm and inviting atmosphere for residents and visitors to enjoy.

## Lease

The lease will be granted on a tenants internal repair and insurance basis with length of lease to be negotiated. The rateable value is not yet known and is currently being re-assessed due to the renovation

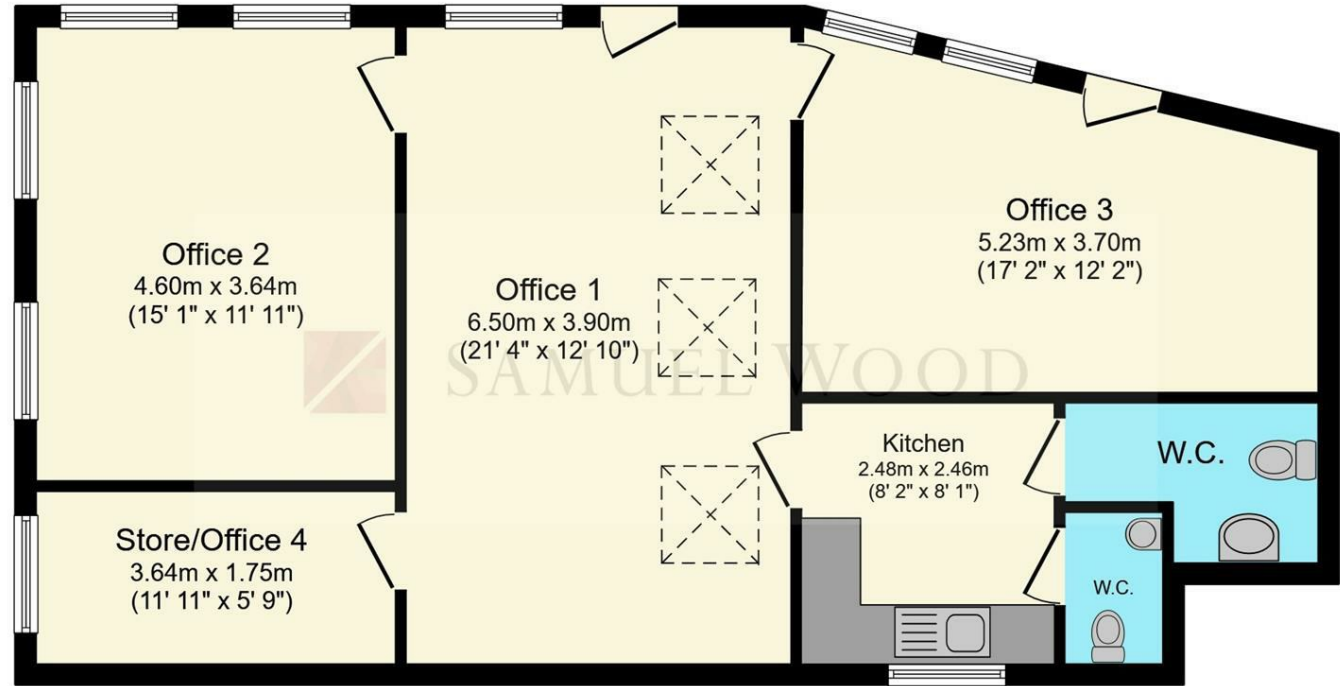
## Services

Mains electricity, mains water, mains drainage, newly installed electrical heating with the added benefit of solar panels on the roof and battery back up for reduced energy usage in the unit. Windows are double glazed. The building has a full fire system and an alarm. Flood risk very low. Broadband speed 19 - 80 Mbps









**Floor Plan**

Total floor area 78.7 m<sup>2</sup> (847 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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