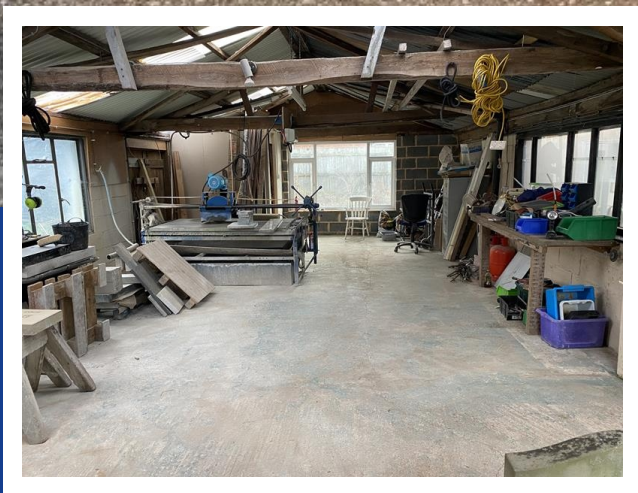


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



John Price Yard, Unit 1  
New Street, Ledbury, HR8  
2EJ

- **CENTRALLY LOCATED WORKSHOP FOR SALE WITH VACANT POSSESSION**
- **WORKSHOP SPACE EXTENDING TO APPROXIMATELY 1739 SQ FT (161.55 SQ M)**
- **SUITABLE FOR A VARIETY OF USES SUBJECT TO CONSENTS**
- **FREEHOLD FOR SALE**
- **GUIDE PRICE: £195,000**

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
AREA 1	comprising of warehouse/workshop area with office, measuring approximately 7.74m x 13.29m (max).	1,107 Sq Ft (102.84 Sq M)	
AREA 2	comprising: warehouse/workshop are with WC, measuring approximately 10.25m x 5.73m (max)	632 Sq Ft (58.71 Sq M)	
TOTAL		<b>1,739 Sq Ft</b>	<b>£195,000</b>

### Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

### Description

Unit 1 offers two large concrete based workshops principally in timber, brick and tin with a separated office and W.C. facilities, and benefits from generous parking space. The property is suitable for a variety of retail and light industrial/manufacturing uses (subject to necessary consents), and is located on the arterial New Street thoroughfare into central Ledbury.

### 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: £7,600

### 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 present use classification of the property described in these particulars. All interested parties are therefore advised to make enquiries of the local authority in order to establish that their required use of the premises will be permitted.

EPC RATING - F (139) <https://find-energy-certificate.service.gov.uk/energy-certificate/0414-0114-6813-9014-1545>

### Services

We have been advised that mains electricity, and drainage are connected to the property. Water is supplied via a submeter located in the neighbouring 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.

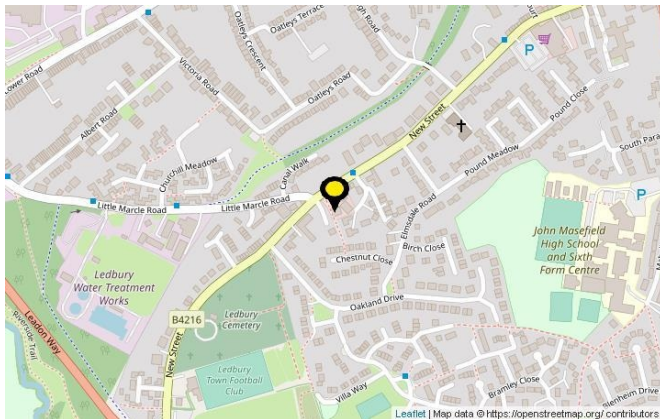
### Directions

From the Agent's Offices door in New Street turn right down New Street passing Co-Op supermarket on the left. The premises will be found shortly after the left-hand turning into Fairfields Road, its entrance shared with buildings to front.

### 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.



### Tenure

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

GUIDE PRICE - £195,000. Please note the sale will be subject to an average clause.



**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.