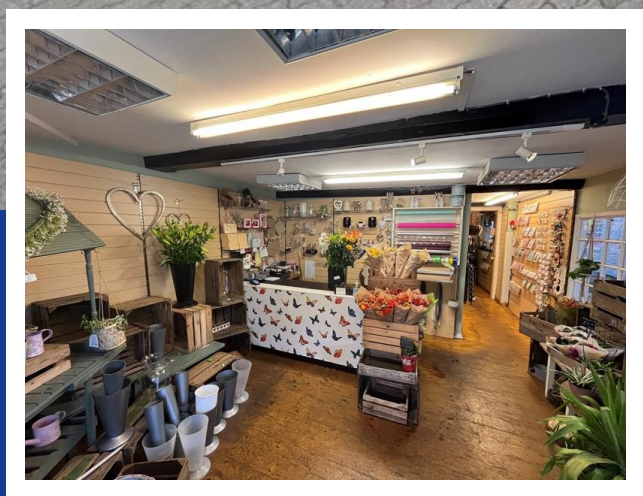


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



7, The Homend Mews  
The Homend, Ledbury, HR8  
1BN

- TOWN CENTRE RETAIL PREMISES AVAILABLE TO LET
- PREMISES AVAILABLE DUE TO BUSINESS RELOCATION
- EXTENDING TO APPROXIMATELY 777 SQ FT (72.18 SQ M)
- PROMINENT FRONTAGE
- AVAILABLE FROM 15 FEBRUARY 2023
- RENT: £15,000 PAX

Ledbury Office

**01531 634648**

3-7 New Street, Ledbury, HR8 2DX

[commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

[www.johngoodwin.co.uk](http://www.johngoodwin.co.uk)



Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
FRONT SALES SHOP	enjoying prominent display frontage (1.91m) to the homend. Access via pedestrian door, and provides access to rear sales shop area.	250 Sq Ft (23.23 Sq M)	
FURTHER SALES SPACE	with access via front sales shop, and benefiting from additional frontage and access via The Homend Mews. Includes WC and kitchenette facilities.	527 Sq Ft (48.96 Sq M)	
TOTAL		777 Sq Ft	£15,000

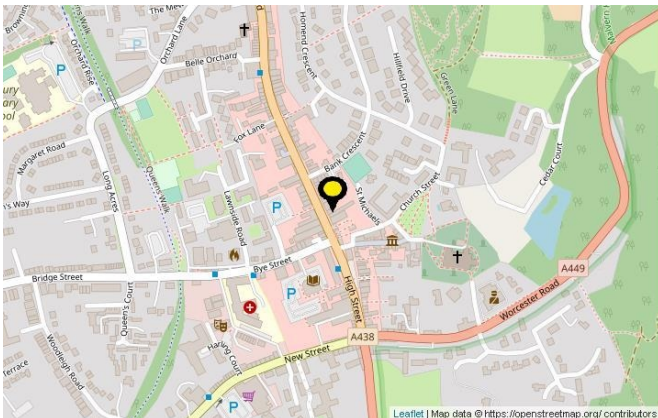
### Location

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. Ledbury has been featured in several newspapers as one of the best places to live and visit, and benefits from a wide rural catchment and is a popular tourist destination, with many local attractions and events, including Eastnor Castle, The Malvern Hills, and the world renown Ledbury Poetry Festival.

The town Centre includes a number of national businesses, including 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

7 The Homend is a very pleasant, well presented retail unit and well located in The Mews enjoying prominent frontage to The Homend. The premises are in good decorative order and benefit cloakroom facilities. The premises offer approximately 777 sq ft.



### Tenure

**TENURE-** The property is available by way of a new lease further details available upon request. Each party is to be responsible for their own legal costs.

**RENT-** £15,000 PAX.

**SERVICE CHARGE-** Current service charge is 3% of the rent per annum. The premises will be insured by the landlord, with the premium recovered from the tenant.

### 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: £12,000

### 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** All interested parties are advised to enquire of the local authority in order to establish that their required use of the premises will be permitted. **EPC RATING - TBC.**

### Services

We have been advised that electric, 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, at the traffic lights turn left towards the town centre, continue along the High Street, past the Market House on the right hand side and onto The Homend, after a very short distance the premises can be found on the right hand side, indicated by our to let board.

### 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.