



The Oak House, Market Square, Newent, GL18 1PS

- NEWENT TOWN CENTRE
- COMMERCIAL PROPERTY FOR SALE
- TENANT OCCUPYING GROUND FLOOR PREMISES
- WITH VACANT POSSESSION TO FIRST FLOOR
- OFFERS IN THE REGION OF: £100,000

Ledbury Office

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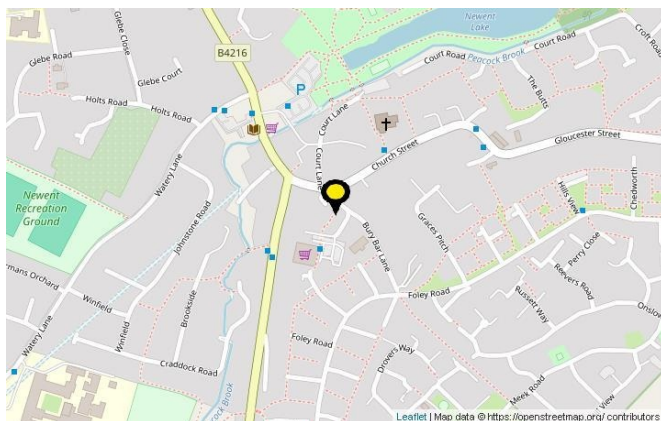
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
GROUND FLOOR	comprising: shop area, with stairs to basement, and store and WC facilities to rear. with a current passing rent of £3,600 per annum.	500 Sq Ft (46.45 Sq M)	
FIRST FLOOR	with entrance door at street level, providing access to stairs and first floor accommodation, comprising: Room 1/Reception; Room 2 providing access to: cupboard; kitchenette and WC facilities.	320 Sq Ft (29.73 Sq M)	
TOTAL		0 Sq Ft	£100,000

Location

The property is located in Market Square Newent. Newent is an attractive, expanding and thriving unspoilt town with a range of attractions for shoppers and visitors. Many of the buildings date from the thirteenth Century and the centrepiece of the town is the Old Market Hall which was built in 1668. The town is approximately 10 miles from Gloucester 9 miles from Ledbury and just 4 miles to Junction 3 of the M50.

Description

The property is commercial property with a shop occupied by a tenant to the ground floor holding over on a standard commercial lease. The first floor is currently empty and the accommodation includes gas fired central heating, cupboard, Kitchenette, and WC facilities. The space lends itself to a variety of uses subject to necessary consents.



Tenure

TENURE - We are advised (subject to legal confirmation) that the property is freehold, subject to the existing tenancy for the ground floor.

OFFERS IN THE REGION OF: £100,000

Business Rates

The Rateable Value of the Ground Floor is £3,900. The Rateable Value of the First Floor is £1975. 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:

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 make enquiries of the Local Authority in order to establish that their required use of the premises will be permitted.

EPC RATING - The EPC rating for the first floor is E (107) <https://find-energy-certificate.service.gov.uk/energy-certificate/8517-2776-0307-9509-7566>

Services

We have been advised that mains services 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

What3words: ///puts.escalates.marginal
Post Code: GL18 1PS

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.



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.