

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**Bankside Industrial Estate,
Unit 9
Little Marcle Road, Ledbury,
HR82DR**

- **WELL PRESENTED GROUND FLOOR WORKSHOP PREMISES**
- **EXTENDING TO APPROXIMATELY 1014 SQ FT (94 SQ M)**
- **VIEWING HIGHLY RECOMMENDED**
- **RENT: £9,950 PER ANNUM EXCLUSIVE**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



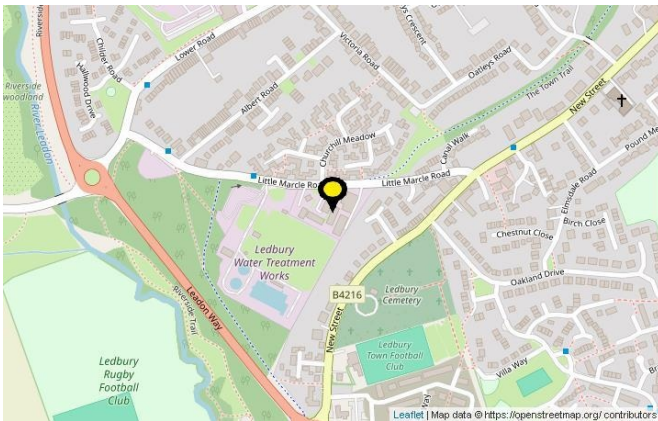
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 9	WORKSHOP PREMISES	1,014 Sq Ft (94.20 Sq M)	£9,950.00
	TOTAL	1,014 Sq Ft	£9,950

Location

Ledbury is a busy country town with a growing population of approximately 10,000, serving a wide rural catchment area. The town centre benefits from a large number of strong independent retailers and businesses and national stores, including Boots, Clark Shoes, Greg's, Spar, Specsavers, Coffee No 1, and Boots Opticians. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant, and the M50 motorway is situated approximately 4 miles to the south of the town. The town benefits from a mainline railway station with direct trains to Hereford, Malvern, Worcester, Birmingham, Oxford, Reading and London Paddington.

Description

Unit 9 is a well presented ground floor workshop and extends to approximately 1,014 SQ FT. The unit benefits from 2 car parking spaces, air conditioning and allocated WC facilities.



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 2023: £4,750

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 - We understand that the units are currently classed as Office/Industrial, however, occupiers should consult the Local Planning Authority to confirm the acceptability of their proposed use.

EPC Rating - C (52) <https://find-energy-certificate.service.gov.uk/energy-certificate/0060-1298-0320-0830-3084>

Services

We have been advised that mains electricity water and drainage are connected to the property. Please note the utilities are provided by way of sub-meter and the landlord recharges on a quarterly basis. 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

Proceed down Little Marcle Road, from the New Street turning, and turn left at Alpha-tech, then immediately turn right (behind Alpha-tech) and the premises can be found through the gated entrance.

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.

Tenure

TENURE- The Premises is available by way of a new lease of negotiable term of a full repairing and insuring basis.

RENT- £9,950 plus VAT, Per Annum Exclusive

SERVICE CHARGE- A Service Charge is applicable, initial charge is £550 plus VAT Per Annum

LEGAL FEES- Each party is to be responsible for their own legal costs.

DEPOSIT- One quarter's rent plus VAT will be required as a deposit.



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.