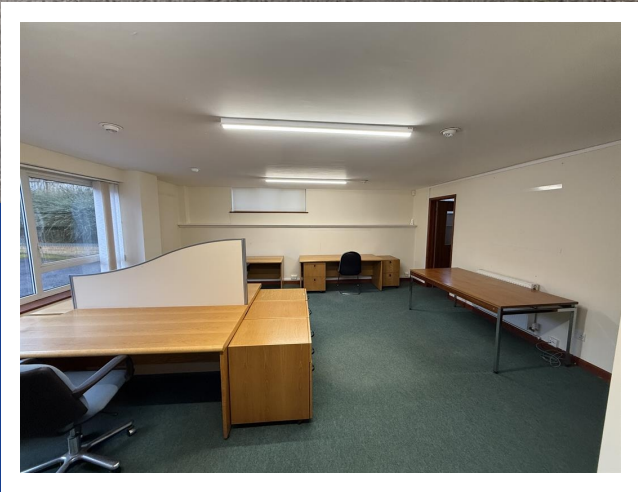


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Newberry House,  
New Street, Ledbury, HR8  
2EJ

- **GROUND FLOOR OFFICE SPACE AVAILABLE TO LET**
- **WITHIN WALKING DISTANCE OF LEDBURY TOWN CENTRE**
- **EXTENDING TO APPROXIMATELY 647 SQ FT (60.11 SQ M)**
- **SHARED FACILITIES, INCLUDING KITCHENETTE AND WCs**
- **LICENCE FEE: £1,150 PER CALENDAR MONTH**

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    |
|--------------|--|------------------------|---------------|
| GROUND FLOOR | the premises comprise with approximate dimensions: Open plan Office - 5.78m x 7.09m (max); Room 1 - 2.81m x 3.35m, which leads to Store - 1.82m x 1.90m; and Room 2 - 2.89m x 3.63m. | 647 Sq Ft (60.11 Sq M) |               |
|              | <b>TOTAL</b>   | <b>647 Sq Ft</b>       | <b>£1,150</b> |

### 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 a number of 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, such as 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

The premises are located on New Street, a main arterial route into Ledbury and is within walking distance of the town centre. The premises extend to approximately 647 sq ft comprising open plan office, and two further offices and store room, and benefits from three car parking spaces. The premises is accessed from a shared entrance lobby, which also provides access to the shared facilities; including Kitchenette and WCs.



### Tenure

**TENURE-** The premises are available to let for an initial 12 month period on a licence basis.

**RENT-** A licence fee of £1,150 per calendar month is payable.

**LEGAL FEES-** The incoming occupant will be responsible for the landlord's costs, which will be capped at £175.00 plus VAT.

**DEPOSIT-** A deposit equivalent to one months' fee will be payable.

### Business Rates

The business rates will be included in the licence fee.

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 - It is understood the current use class is for offices.

EPC RATING - TBC

### Services

We have been advised that electricity is connected to the premises. The licence fee is inclusive of utilities, subject to a fair usage policy. 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

From the Agent's Ledbury Office, turn right and head down New Street, continued for a short distance and the property can be found indicated by our to let board.

POST CODE - HR8 2EJ

WHAT3WORDS - ///tallest.grant.dividers

### 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.