



AVAILABLE FOR SALE/TO LET
BARRETT BROWNING INSTITUTE, BYE STREET,
LEDBURY, HR8 2AA

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS
EST. 1981



PROPERTY OVERVIEW

- Prominent iconic town centre property for sale or to let
- Extending to approximately 2,128 sq ft (197.75 sq m) GIA
- With gothic-style clock tower reflecting the arts and crafts movement
- Suitable for a variety of uses subject to necessary consents
- Guide Price - £295,000
- Rent - £22,000 per annum exclusive available to let on a new lease of negotiable length and terms

Access the virtual tour of the property:

[Click Here](#)

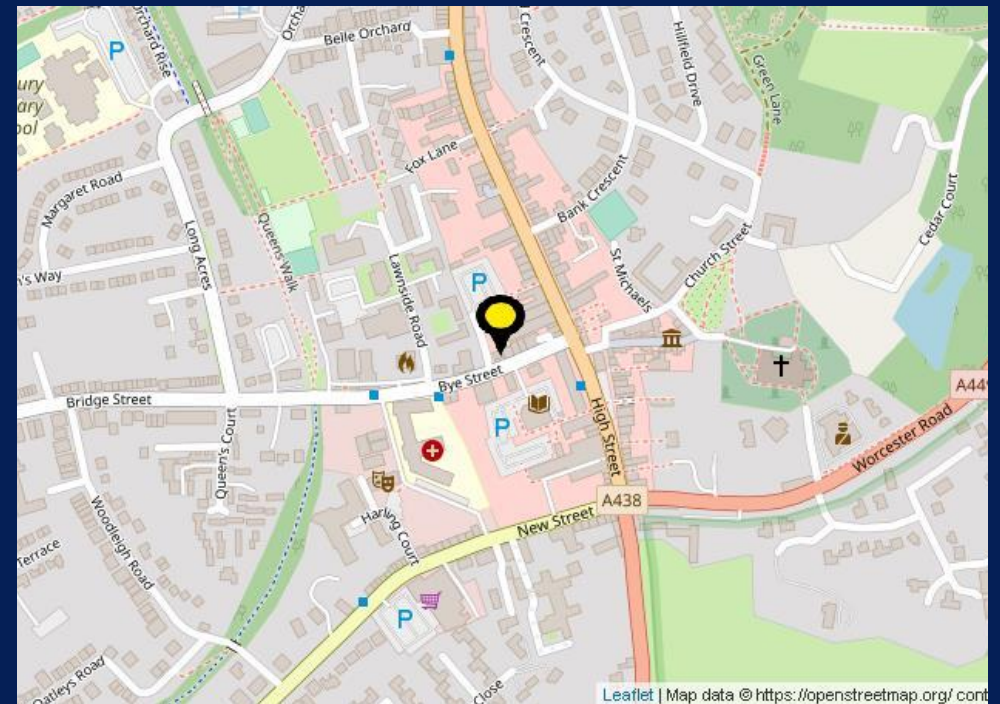


LOCATION

The property is located in the picturesque county town of Ledbury, situated to the east of Herefordshire, which shares borders with Worcestershire and Gloucestershire. Ledbury is a busy and expanding town with two well publicised housing developments underway. Ledbury and surrounds has a population of approximately 10,000. The town has been featured in a number of newspapers as one of the best places to live and visit in UK, and benefits from a wide rural catchment. Ledbury 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, alongside 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.

Town/City	Distance	Drive Time
Worcester	17 Miles	40 Minutes
Hereford	15 Miles	30 Minutes
Gloucester	18 Miles	35 Minutes
Cheltenham	28 Miles	43 Minutes
Birmingham	55 Miles	1 Hr and 20 Mins



DESCRIPTION

The property is situated on the corner of Bye Street and The Homend; a prominent position situated in the centre of Ledbury's retail area, which comprises The Homend and the High Street. The building, a grade II listed building, commands a prominent position and is highly visible with the clock tower forming an important focal point for the town. Surrounding immediate uses include retail premises, offices and residential. The property is a semi-detached building known as the Barrett Browning Institute, and it is understood the property was built between 1892 and 1896, with a mixed style of Tudor revival and many Arts and Crafts influences. The construction is mixed stone, concrete, brick and timber under a predominantly pitched tile roof, and clock tower. The property at ground floor level has two entrances, both via pedestrian doors, one via Bye Street and the other via The Homend. The entrance from The Homend provides access to the main ground floor room, which provides access to the stairwell, and ancillary accommodation, which includes kitchenette and WC facilities.

ACCOMMODATION

The premises extends to approximately 2,128 Sq Ft.

Name	Description	Size (sq ft)	Size (sq m)
Ground Floor	comprising Main room; Lobby; Kichenette and WC	730	67.82
First Floor	comprising landing, Main Room; WC; and Kichenette	763	70.88
Second Floor	comprising: Four Rooms; and storage areas	635	58.99
Basement	with two rooms, not measured		0
TOTAL		2,128	197.69



FLOOR PLANS



Floor 0



Floor 1



SERVICES

We have been advised that mains electricity, 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 imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

PLANNING

Planning - Interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

EPC Rating - The Energy Rating is E - <https://find-energy-certificate.service.gov.uk/energy-certificate/5418-9271-3399-7700-2122>.

ENERGY PERFORMANCE

The EPC rating for this property is E - <https://find-energy-certificate.service.gov.uk/energy-certificate/5418-9271-3399-7700-2122>.

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.

The current rateable value is: £16,000





PROPOSED TERMS

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

Guide Price - £295,000

Rent - £22,000 per annum exclusive available to let on a new lease of negotiable length and terms

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: commercial@johngoodwin.co.uk

Address: 3-7 New Street Ledbury, HR8 2DX

DIRECTIONS

From the Agent's Ledbury Office turn left and left again at the traffic lights into the High Street, after a short distance the property can be found on the corner of The Homend and Bye Street. Indicated by our for sale sign.

POST CODE - HR8 2AA

WHAT3WORDS - ///leathers.chef.facing

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 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. It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of John Goodwin and accordingly we recommend you obtain specialist advice.

AGENTS

JOHN GOODWIN COMMERCIAL DEPARTMENT
3-7 New Street Ledbury, HR8 2DX
01531 634648 (Option 3)
Commercial@johngoodwin.co.uk

Adam Goodwin

Chartered Surveyor, Director
adam@johngoodwin.co.uk

Katy Howes

Chartered Surveyor, Manager
kathyhowes@johngoodwin.co.uk



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