



Unit 1, Old Garage Whitney Works, Hereford, HR3 6ER

- INDUSTRIAL & WAREHOUSE PREMISES AVAILABLE TO LET
- EXTENDING TO APPROXIMATELY 1050 SQ FT (97.54 SQ M)
- WITH MEZZANINE OF APPROXIMATELY 142 SQ FT (13.20 SQ M)
- WITH FRONTAGE TO THE BUSY A438
- VIEWING HIGHLY RECOMMENDED
- RENT: £8,400 PER ANNUM EXCLUSIVE PLUS VAT

Ledbury Office

01531 634648

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Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
UNIT 1	with pedestrian door and roller shutter door, and kitchenette and WC facilities to the rear. Mezzanine measuring 2.10 x 6.00m.	1,192 Sq Ft (110.74 Sq M)	£8,400.00
	TOTAL	1,050 Sq Ft	£8,400

Location

Unit 1 is located in Whitney-on-Wye, a picturesque hamlet on the banks of the River Wye, conveniently located between the town of Hay-on-Wye and the City of Hereford. Whitney-on-Wye is best known for its historic toll bridge, and Hay-on-Wye is a market town located on the northern edge of the Breacon Beacons, and benefits from a range of local amenities including shops, cafes, public houses and of course bookshops.

Description

Unit 1 benefits from a convenient location and is well positioned to benefit from the roadside frontage with the busy A438. The Old Garage Estate includes four industrial/warehouse premises with planning permission for two further units, with development already started.



Tenure

TENURE- The premises are available to let on a new lease of negotiable length on an internal repairing and insuring basis.

RENT- £8,400 per annum exclusive plus VAT.

SERVICE CHARGE - Is Applicable - to cover the cost of the shared drainage system.

LEGAL FEES- The incoming tenant will pay £200 plus VAT towards the landlord's legal costs.

DEPOSIT- The incoming tenant will be required to pay a deposit equivalent of one quarters rent.

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: £6,200

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 contact the Local Planning Authority to check that their proposed use is permitted.

EPC RATING - C (66). <https://find-energy-certificate.service.gov.uk/energy-certificate/4783-0346-9180-8403-5538>

Services

We have been advised that mains three-phase electricity and water are connected to the property, with drainage to a private system. 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

The Property can be found a short distance after the sawmill heading from Hereford, almost directly opposite the toll bridge, and approximately six miles outside Hay-on-Wye.

POST CODE - HR3 6ER

WHAT3WORDS - ///heightens.crank.spaceship

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.



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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.