

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



119-121 The Homend, Ledbury, HR8 1BP

- PRIME TOWN CENTRE LOCATION WITH GOOD FOOTFALL
- RETAIL EXTENDING TO APPROXIMATELY 2,755 SQ FT
- GROUND FLOOR SALES WITH PROMINENT DISPLAY WINDOWS
- FIRST FLOOR STORES, KITCHENETTE & WC
- FREEHOLD FOR SALE WITH VACANT POSSESSION
- GUIDE PRICE: £285,000



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

We are delighted to be instructed to offer this highly visible retail property located in the heart of Ledbury's bustling town centre. The property benefits from prominent display windows, offering excellent exposure to both pedestrian and vehicle traffic, making it an ideal location for a wide range of retail or service-based businesses. The space features an open plan ground floor retail space over split levels that can be adapted to suit various requirements and uses subject to necessary consents. The first floor offers store room space along a small kitchenette and WC. The upper floor could be converted into self contained commercial or residential space due to a separate side access from ground floor level. Any change of use would be subject to the necessary consents being obtained by the purchaser.

ACCOMMODATION

Area	Description	Size
Ground Floor Sales	The sale area is accessed via a pedestrianised door fronting The Homend, and benefits from open space over two levels. There is access to a stairwell leading to the first floor stores	1275 sq ft
Store rooms, WC & Kithcennette	The first floor provides a number of good size store rooms, a single WC and small kitchenette	1480 sq ft



Versatile ground floor retail space, suitable for a variety of uses, with first floor stores



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

We believe the current use class associated with the premises is Class E (a) retail and interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

ENERGY PERFORMANCE CERTIFICATE

The EPC Rating for this property is C (69) <https://find-energy-certificate.service.gov.uk/energy-certificate/0657-2462-0638-3424-2392>.

BUSINESS RATES

The Rateable Value is £13,500.

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 local billing authority is Herefordshire Council.

Viewing Highly Recommended

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

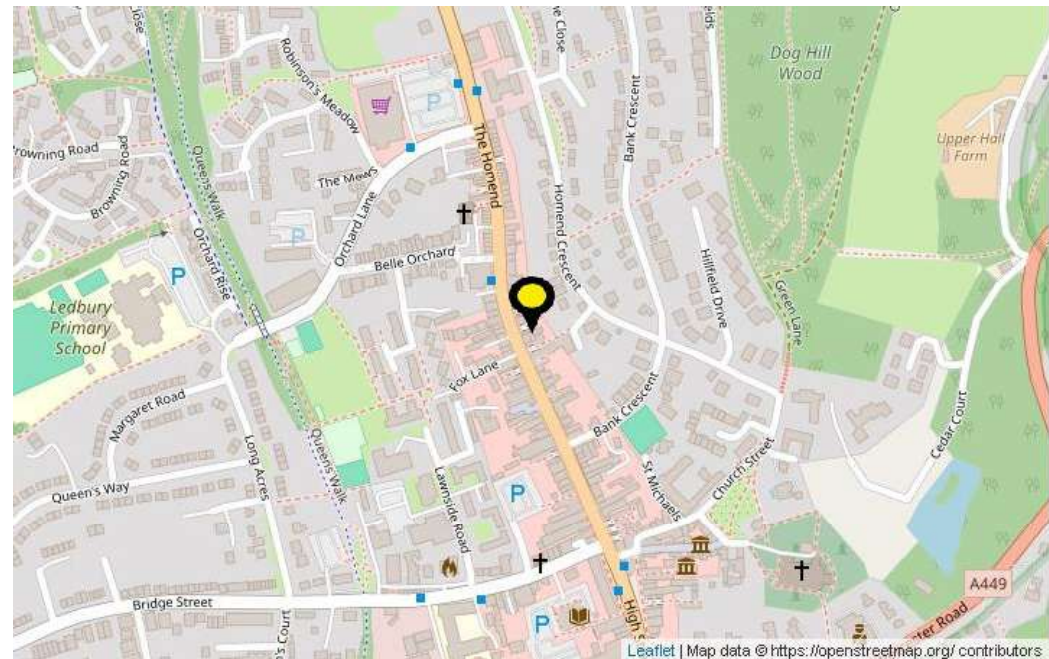
From the Agent's Ledbury Office turn left towards the High Street, at the traffic lights, turn left again and cross the road. The property can be found after a short distance (approx. 300m) on the right hand side. POST CODE: HR8 1BP WHAT3WORDS://////veered.carting.spectacle



POST CODE: HR8 1BP



WHAT3WORDS: ///veered.carting.spectacle



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

The property is available for sale (subject to legal verification) on a freehold basis, with a guide price of £285,000.



Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk

JOHN
GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981

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 leases 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

