

FOR SALE £305,000 GUIDE PRICE

THE HOMEND, LEDBURY, HEREFORDSHIRE, HR8 1BX



- LEDBURY TOWN CENTRE INVESTMENT PROPERTY FOR SALE
- PRODUCING £24,720 PER ANNUM GROSS INCOME
- MIXED USE BUILDING WITH SHOP, AND TWO RESIDENTIAL PREMISES
- GUIDE PRICE £305,000

**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

3-7 New Street Ledbury, HR8 2DX
01531 634648
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Regulated by
RICS

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. 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 investment property located in the heart of Ledbury's bustling town centre. This attractive, and well positioned opportunity provides accommodation over ground, first and second floor with a separate cottage located to the rear of the property. Please note there is a right of way across the courtyard providing access to 72 The Homend.

ACCOMMODATION

The Investment extends to approximately 439Sq Ft.

Name	Description	Sq Ft	Sq M
SHOP PREMISES	let on a lease with a term of five years from 1st April 2026 at a rent of £9,000. including: shop area; kitchenette; hall; and WC facilities.	439	40.78
FLAT 70 HOMEND	2 bed maisonette with kitchen, living room, WC, bathroom.		0
DADO COTTAGE	2 bedrooms, reception and lounge, kitchen and bathroom.		0
TOTAL		439	40.78

SERVICES, PLANNING, EPC

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 commercial premises is Class E and interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

The EPC rating is Flat 1 E (47)
<https://find-energycertificate.service.gov.uk/energy-certificate/2696-3944-3209-4164-3200>.
Dado Cottage E (52)
<https://find-energycertificate.service.gov.uk/energy-certificate/0688-3002-9201-1816-3204>.
Shop 70 C (67)
<https://find-energy-certificate.service.gov.uk/energycertificate/6479-7104-4892-9537-6344>.

BUSINESS RATES

Shop 70 The Homend - £6,800. Flat 1 - Band A. Dado Cottage - Band B. 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: £6,800

VIEWING ARRANGEMENTS

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

DIRECTIONS

from the Agent's Ledbury Office turn left towards the traffic lights, and turn left into the High Street, continue along the High Street and into the Homend, and the property can be found after a short distance on your left hand side indicated by our to let board.
POST CODE - HR8 1BX
WHAT3WORDS - ///spud.strut.extend



PROPOSED TERMS

TENURE - We are advised (subject to legal verification) that the property is available on a freehold basis and subject to the ongoing tenancies.

GUIDE PRICE - £305,000.

CONTACT

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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 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.