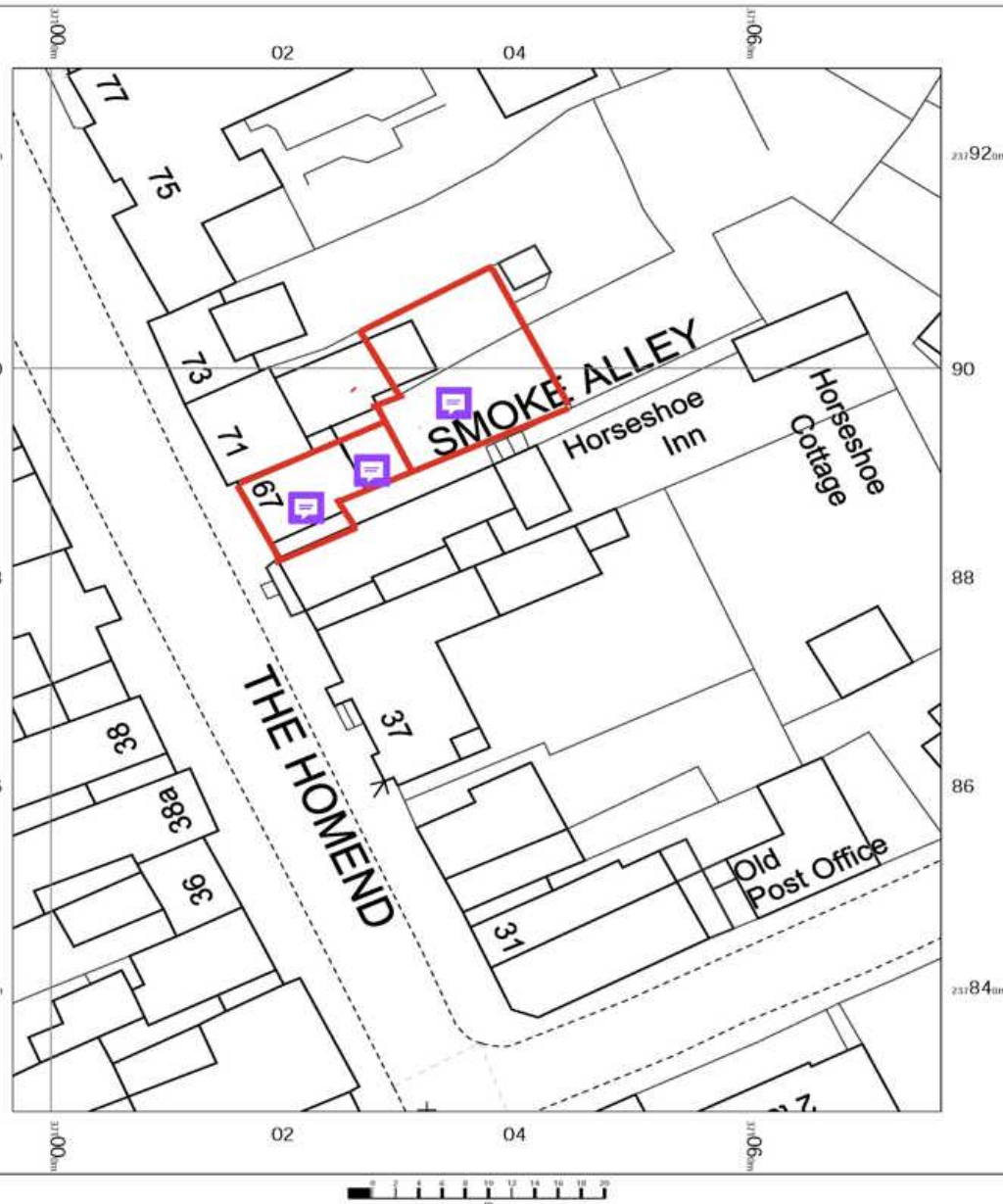




AVAILABLE FOR SALE
67, THE HOMEND, LEDBURY, HEREFORDSHIRE HR8 1BP

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

OS 1:500 SCALE



PROPERTY OVERVIEW

- LEDBURY TOWN CENTRE INVESTMENT PROPERTY FOR SALE
- MIXED USE BUILDING
- VIEWING RECOMMENDED
- ESTIMATED GROSS RENTAL INCOME £19,460 PER ANNUM
- GUIDE PRICE: £225,000

Waller's Butchers

OS MasterMap 1250/2500/10000 scale
Tuesday, November 12, 2024, ID: UPT-01194032
www.themapshop.co.uk

1:500 scale print at A4, Centre: 371037 E, 237879 N

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100019311



The Map Shop
Upton upon Severn
www.themapshop.co.uk

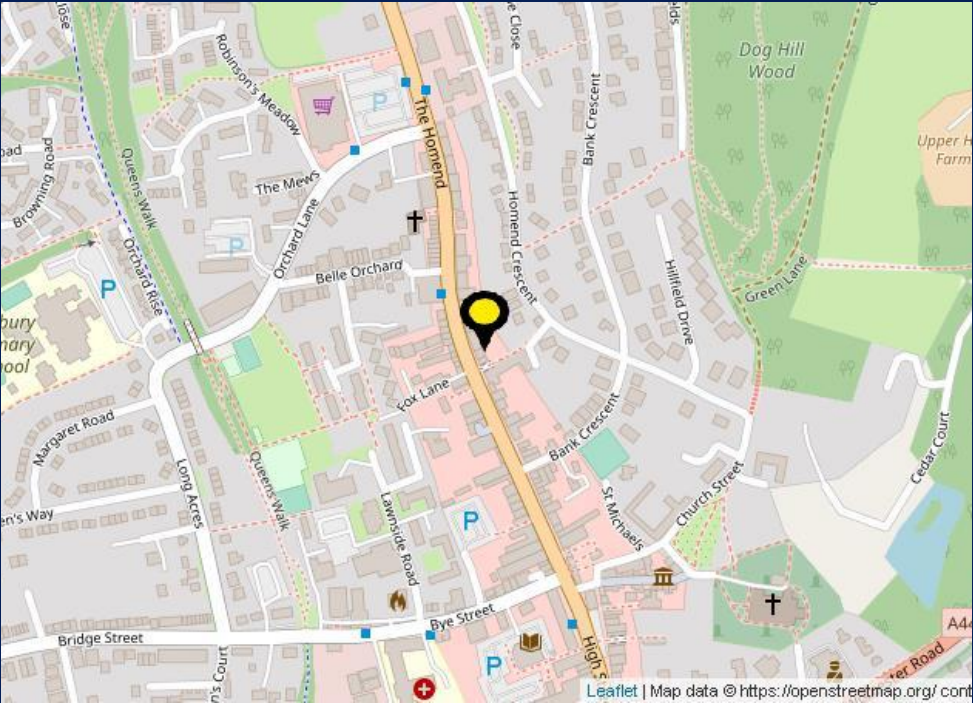
TEL: 01684 593146
FAX: 01684 594559
themapshop@btinternet.com

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 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
Malvern	9 Miles	20 Mins
Hereford	17 Miles	35 Mins
Worcester	17 Miles	40 Mins
Gloucester	19 Miles	40 Mins
Cheltenham	30 Miles	42 Mins



DESCRIPTION

The Property is grade II listed and is located on The Homend, which forms part of Ledbury Town Centre, and enjoys a prominent position. There is a lower ground floor accessed via a double door, with the retail space accessed via a single pedestrian door. There is an alleyway located to the right hand side which provides access to the rear of the property, where access can be found to the flats. It is understood there is a right of way over the alleyway enjoyed by other properties located behind 67 The Homend. The two flats are situated on the upper floors.

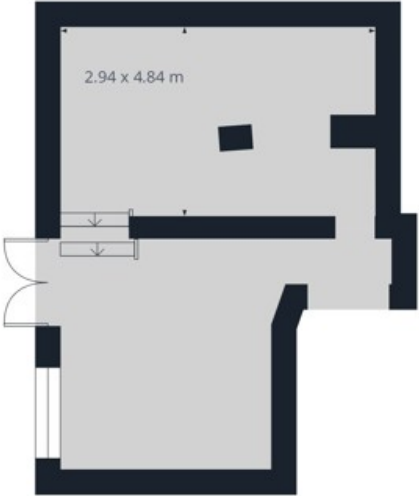
ACCOMMODATION

The premises extends to approximately 1,572 Sq Ft.

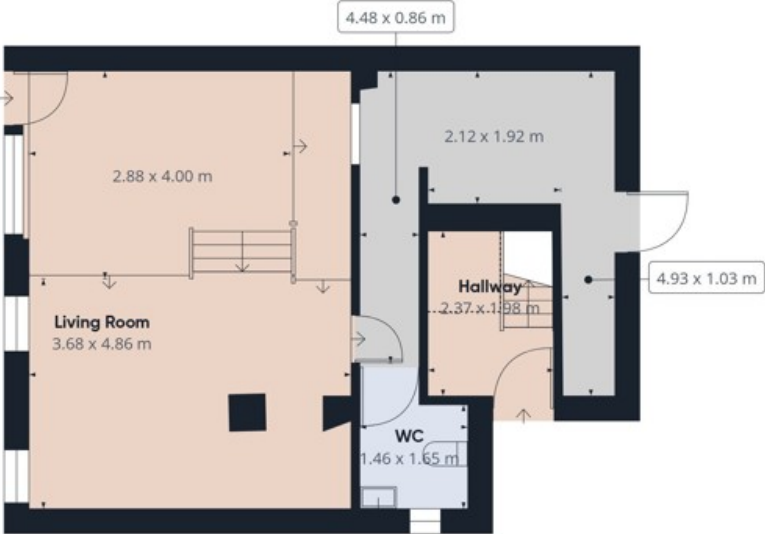
Name	Description	Size (sq ft)	Size (sq m)
COMMERCIAL PREMISES	let on lease at a current passing rent of £8840 per annum, with rent paid weekly.	508	47.19
FLAT 1	1 bed apartment with kitchen, living area and bathroom.	377	35.02
FLAT 2	1 bed apartment, with kitchenette/living area/bedroom and bathroom.	410	38.09
BASEMENT	Accessed, via doors fronting The Homend - with two small rooms.	277	25.73
TOTAL		1,572	146.04



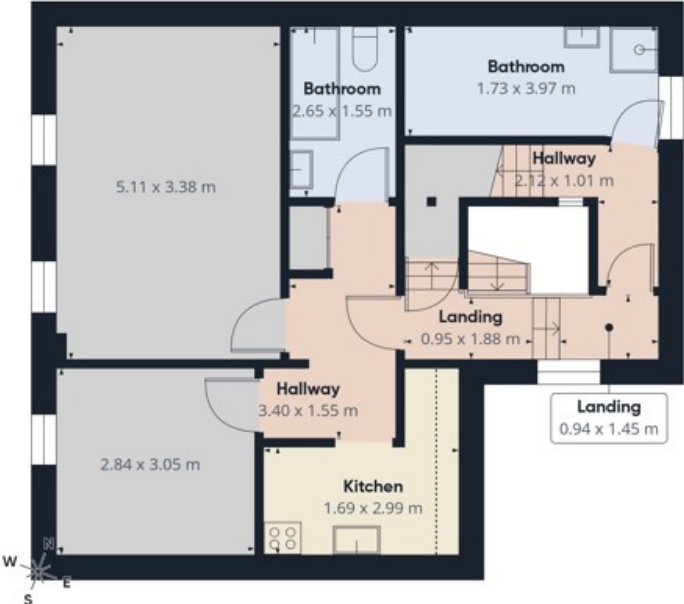
FLOOR PLANS



Floor -1



Floor 0



Floor 1



Floor 2

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 - All parties are advised to make all necessary enquiries to the local planning authority.

ENERGY PERFORMANCE

67 - C (52) <https://find-energy-certificate.service.gov.uk/energy-certificate/3368-3267-6425-2226-6330>.
Flat 1 - E (44) <https://find-energy-certificate.service.gov.uk/energy-certificate/2671-3035-3202-5154-2204>
Flat 2 - C (70) <https://find-energy-certificate.service.gov.uk/energy-certificate/3334-4225-5300-0537-5222>

BUSINESS RATES

Flat 1 - Band A. Flat 2 - Band A. 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: £4,950





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

POST CODE - HR8 1BP

WHAT3WORDS - ///tech.typed.mushroom

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 purchases/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.

PROPOSED TERMS

TENURE- The property is for sale subject to the ongoing lease and tenancy agreements, and on a freehold basis, subject to solicitor verification.

GUIDE PRICE - £225,000

AGENTS

JOHN GOODWIN COMMERCIAL DEPARTMENT
3-7 New Street Ledbury, HR8 2DX
01531 634648 (Option 3)
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