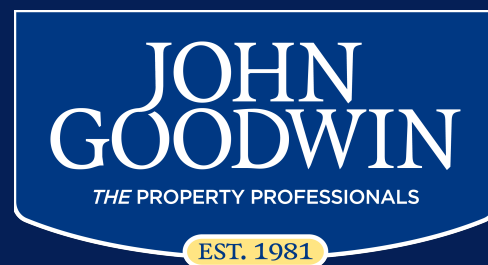




AVAILABLE TO LET
UNIT 1, SEAR HOUSE, BYE STREET, LEDBURY, HR8 2AA





PROPERTY OVERVIEW

- Town Centre Retail Premises Available To Let
- Extending To Approximately to 712 sq ft NIA
- With Kitchenette, and WC Facilities
- Rent: £20,000 Per Annum Exclusive Plus VAT

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. The property itself is situated next door to Coffee No1 & Day Lewis. 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
Hereford	15 Miles	30 Minutes
Worcester	17 Miles	40 Minutes
Gloucester	18 Miles	35 Minutes
Cheltenham	28 Miles	43 Minutes
Birmingham	55 Miles	80 Minutes



DESCRIPTION

The premises are located in Bye Street, a busy arterial route with plentiful car parks located in close proximity. With immediate adjacent uses including pharmacy, offices, coffee shop, restaurant and take away. The premises extend to approximately 712 sq ft (NIA) and benefits from kitchenette, WC, cupboard and DDA WC. The premises lend themselves to a variety of uses subject to necessary consents, and viewing is highly recommended to appreciate the versatility of the space available.

ACCOMMODATION

The premises extends to approximately 712 Sq Ft.

Name	Description	Size (sq ft)	Size (sq m)
1 Sear House	Ground Floor Retail Premises extending to approximately 712 sq ft, NIA, with kitchenette, and WC facilities, with prominent display window fronting Bye Street	712	66.14
TOTAL		712	66.14



FLOOR PLANS



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 interested parties are advised to contact the Local Planning Authority to confirm their proposed use is permitted.

ENERGY PERFORMANCE

The EPC rating for this property is C (54) <https://find-energy-certificate.service.gov.uk/energy-certificate/1500-4656-7253-0143-9792>.

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: £17,000





PROPOSED TERMS

TENURE- The Premises is available to let on a new lease on a proposed five year lease with a rent review at the third anniversary on a full repairing and insuring basis.

RENT- £20,000 per annum exclusive plus VAT.

SERVICE CHARGE- Is applicable - further details are available upon request.

LEGAL FEES- Each Party to be responsible for their own legal costs.

DEPOSIT- A deposit will be required, subject covenant strength.

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

The premises can be found on Bye Street, opposite the entrance to St Katherine's Car Park.

WHAT3WORDS - ///viewing.fork.negotiators

POST CODE - HR8 2AA

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.

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



**JOHN
GOODWIN**
THE PROPERTY PROFESSIONALS

EST. 1981

