

TO LET

First Floor Business Premises

117 sq ft to 7,516 sq ft



Easters Court, Leominster,
Herefordshire, HR6 0DE



EASTERS COURT, LEOMINSTER

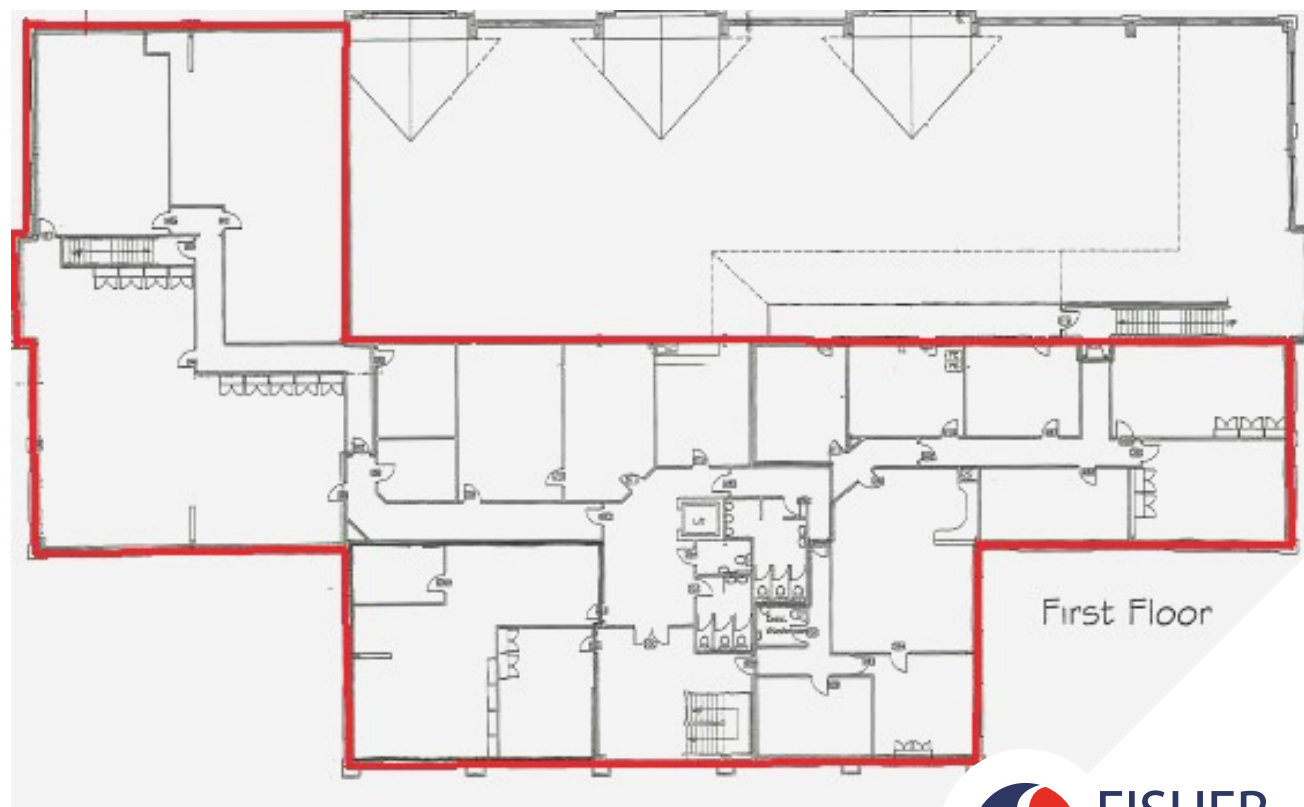


**Easters Court, Leominster,
Herefordshire, HR6 0DE**



First Floor Business Premises

- 117 sq ft - 7,516 sq ft
- Can be taken as a whole or potential to split
- Modern
- Good natural light
- Air conditioning
- Excellent on site parking provision
- Situated on a secure site
- Good transport links
- Potential for other uses



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First floor business premises

Location

Easters Court is located in a prominent position on the corner of the A49 Leominster Bypass and the A44 Mill Street on the north eastern edge of Leominster, Herefordshire. Leominster is a market town in Herefordshire at the confluence of the River Lugg and its tributary the River Kenwater, situated approximately 12 miles north of Hereford and 7 miles south of Ludlow.

Leominster has a population of approximately 12,200 and benefits from numerous facilities and amenities including an attractive High Street, Primary School, Sixth Form College, Hospital and Train Station.

Description

Easters Court comprises a modern two storey office building and saleroom with associated car park and yard area. The property is accessed off the A44 Mill Street via a bridge over the River Lugg.

The first floor space comprises a well lit reception area along with a number of individual offices in a variety of sizes, meeting rooms, board room, storage, WC's and kitchen/staff room.

Externally the property provides excellent on site parking provision.

The available accommodation may be suitable for alternative uses. Please contact the agent for more information.

Accommodation

The first floor accommodation can be taken as a whole or split, with available space ranging from 117 sq ft to 7,516 sq ft.

Guide Rental

From £3.00 per sq ft per annum exclusive

Tenure

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be negotiated.

Business Rates

Rates to be assessed upon occupation.

2022/2023 Rates Payable 49.9p in the £.

Services

We understand that mains services are available to the property.

Service Charge

A service charge is payable in respect of the upkeep of both the building and the estate.

Insurance

The Landlord insures the property and recovers the cost from the Tenant.

EPC

Energy Performance Rating to follow.

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy

themselves independently as to VAT in respect of this transaction.

Anti Money Laundering

The successful Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Legal Costs

A contribution will be payable towards the landlord's legal costs.

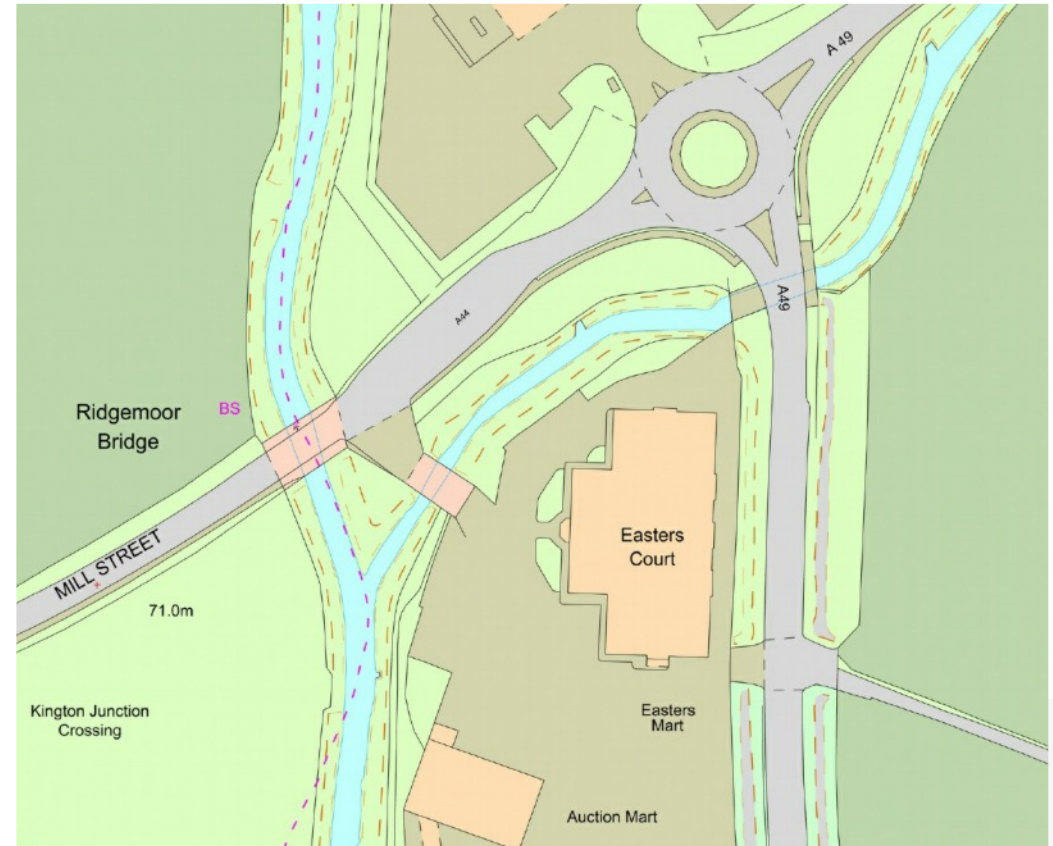
References/Deposit

The successful Tenant will need to provide satisfactory references for approval.

The Landlord may also request a 3 or 6 month deposit.

Viewings

By prior arrangement with the agent.





Licence Number 100019885 - not to scale

EASTERS COURT, LEOMINSTER



Licence Number 100022432 - not to scale


 **Approximate Travel Distances**

 **Locations**


- Leominster Town Centre 1.2 miles
- Hereford 12.7 miles
- Junc 7 of the M5 28 miles

Sat Nav Post Code

- HR6 0DE

 **Nearest Stations**

- Leominster 1.4 miles

 **Nearest Airports**

- Birmingham Int 59.1 miles
- Cardiff 83.1 miles



Please Note

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Particulars dated Jan 2023.

