



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

MILESTONE YARD, SUGWAS POOL HEREFORD



**BUILDERS YARD PREMISES WITH DETACHED INDUSTRIAL UNIT
COMPRISING WORKSHOP, OFFICE AND CLOAKROOM**

- **Prominent roadside position**
- **Yard area with large double door accessed workshop**
- **Offices, kitchenette and cloakroom in situ**
- **Total area 153.89 sqm (1,656 sqft). Yard extends to circa 300sqm**

TO LET £9,600 pax

Location The subject property occupies a prominent position on the north side of the A438 (Hereford to Brecon road) and is located in close proximity to Sugwas Pool, Swainshill, Credenhill and also Stretton Sugwas. Hereford city centre is located approximately 4.2 miles to the east while the popular village of Credenhill is located approximately 1.5 miles north.

Description The subject property comprises a small builders yard premises with a detached traditionally constructed industrial unit with a workshop, kitchen, office and cloakroom/WC. The overall area of the building inclusive of office, kitchen, workshop and cloakroom extends to approximately 1656 sqft (153.89 sqm).

Internally the workshop provides good accommodation with a large loading door being approximately 2.7m high and 4.2m wide together with a good eaves height of around 2.6.

Accommodation The property has been measured on a net internal basis.

	Sqm	Sqft
Workshop, kitchen, office & cloakroom/WC	153.89	1656

Services We have been informed that the property benefits from 3 phase electricity and other mains services being mains water and drainage.

Business Rates To be confirmed.

Terms An internal repairing and insuring lease is available in respect of this premises at a rent of £9,600 per annum.

Further terms to be negotiated

VAT We understand VAT is not chargeable in respect of the premises.

Legal Costs Each side is to bear their own legal costs.

Viewing By appointment with the agents:
Sunderlands
5a St Peter's Square, Hereford HR1 2PG
Tel: 01432 276 202
Email: j.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 27 June 2019