



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

DINMORE WAREHOUSE & STORE DINMORE, HEREFORD HR4 8ED



**PROMINENT INDUSTRIAL PREMISES/WORKSHOP
SITUATED CLOSE TO THE A49 ON A LARGE PLOT**

- **Total site area 0.193acres (781.04sqm)**
- **Total accommodation 289.49sqm (3,115sqft)**
- **Excellent storage and workshop accommodation**
- **Highly visible, prominent premises with excellent access & parking**

FOR SALE

£179,950

Location Dinmore warehouse and store is located approximately 15 minutes north of the city Hereford and 10 minutes south of the town of Leominster, with direct access onto the A49. It is located in a rural location with the neighbouring properties being residential dwellings.

Description The property is a detached former storage/distribution unit situated on a 0.19acre plot immediately adjoining the A49. The building comprises a single storey brick built unit previously used for distribution, with an office to the side and rear access to a newly refurbished washroom and WC. In addition there is a two storey concrete block built warehouse and storage area with large double doors to the front suitable for vehicular access. Both units have pitched roofs atop concrete bases. To the rear there are useful storage sheds.
The property has a large parking area to the front, with side access to the rear which borders agricultural land.

Floor Areas The property provides the following gross internal floor areas:

	Sqm	Sqft
Garage		
Ground floor	84.90	914
First floor	84.20	906
Workshop	53.08	571
Adjoining office	5.99	64
Small rear storage rooms (combined)	7.81	84
Large rear storage room	37.50	404
Further rear storage room	16.01	172
Total	289.49	3,115

Services We understand that the property benefits from mains water and electricity, and a septic tank has recently been installed.

It has a BT phone line which requires reconnection.

Planning At the time of preparing these particulars the property has a B8 use for storage and distribution. If an alternative use is sought enquiries must be taken up with the local planning authority.

Business Rates The property is described as Warehouse & Premises in the 2017 Rating List and is assessed at a Rateable Value of £3,350 such that qualifying applicants should be able to obtain maximum Small Business Rate Relief.

Terms The freehold interest in the subject property is available with vacant possession at a price of £179,950.

VAT We understand VAT is not chargeable on the sale.

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

Viewing By appointment with the agents:
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The information in these particulars has been prepared as at 13 September 2019.