



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## RETAIL/OFFICE PREMISES AT 10 NEW STREET, LEDBURY HR8 2DX



PROMINENT RETAIL UNIT WITH UPPER FLOOR TENANT  
SITUATED CLOSE TO LEDBURY TOWN CENTRE AND ITS  
ASSOCIATED AMENITIES

- Large sales area extending to 75.62sqm (814sqft)
- Further ancillary accommodation and welfare facilities
- Upper floor premises producing investment income
- Well presented property

### GROUND FLOOR TO LET / MAY SELL

## Location

Ledbury is an attractive, small market town which serves a large rural area and is a busy tourist location due to the presence of the nearby Malvern Hills, Eastnor Castle and Three Counties Show. In addition the main retail area has a number of good quality tenants including Boots/Boots Opticians, Clarks shoes, Greggs and High Street banks. Hereford, Gloucester and Worcester are roughly equidistant and the M50 is around 4 miles away.

10 New Street is very conveniently situated on the southern side of the street close to the junction with High Street, the Southend and Worcester Road. A number of other retail operators are within the immediate vicinity.

## Description

The subject property is a two-storey mid-terraced building which is traditionally constructed and has a ground floor lock-up shop available which has prominent frontage to New Street. There is a full-height glazed display window, security shutters and a ramp serving the side pedestrian door. The retail accommodation provides light, bright space much of which has laminate flooring. To the rear of the ground floor is further ancillary storage together with a cloakroom/wc and we understand there is also rear access.

A separate entrance to the left-hand side of the property provides access to the upper floor barbers' premises which are subject to a lease agreement and produce £6,100 per annum exclusive in respect of the rent.

The ground floor retail premises are available to lease, and the whole building is also potentially available for sale.

## Accommodation

The property has been measured on a net internal basis as follows:-

	<b>Sqm</b>	<b>Sqft</b>
<u>Ground Floor</u>		
Retail area	75.62	814
Ancillary accommodation	19.21	207
<b>Sub Total</b>	<b>94.83</b>	<b>1,021</b>
<u>First Floor</u>		
Main hairdressing salon	32.18	346
Staffroom	8.36	90
Storeroom	14.12	152
<b>Sub Total</b>	<b>54.66</b>	<b>588</b>
<b>TOTAL</b>	<b>149.49</b>	<b>1,609</b>

## Terms

The ground floor shop is available to let to suitable tenants on a new internal repairing and insuring lease agreement at a rental of £12,500 per annum exclusive. A maintenance charge is also required in respect of this and the agents can provide you with further details.

Please note that the whole building is available for sale at a price in the region of £220,000 with vacant possession of the ground floor and the benefit of the income-producing tenancy at upper floor level.

**VAT**

The rent and freehold price are quoted exclusive of VAT.

**Services**

We understand that mains water, electricity and drainage are connected and that gas may be available in the street.

**Business Rates**

The premises are assessed in the 2017 Rating List as a Shop and Premises with a Rateable Value of £12,250 in respect of the ground floor whilst the upper floor barber's premises has a Rateable Value of £4,800.

**Legal Costs**

In respect of the letting the landlord will require a contribution towards his legal costs incurred in the transaction whilst in respect of the sale both parties will be responsible for their own costs.

**Viewing**

By appointment with the joint agents:  
Sunderlands  
5a St Peter's Square, Hereford HR1 2PG  
Tel: 01432 276 202  
Email: [t.reed@sunderlands.co.uk](mailto:t.reed@sunderlands.co.uk)  
[james.dillon@sunderlands.co.uk](mailto:james.dillon@sunderlands.co.uk)

Or Adam Goodwin of John Goodwin, 3/7 New Street, Ledbury.  
[adam@johngoodwin.co.uk](mailto:adam@johngoodwin.co.uk) Tel: 01531 634648

The information in these particulars has been prepared as at 29 September 2020.

