



# Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

## BUILDING AVAILABLE AT WYNNES OF DINMORE HOPE UNDER DINMORE, LEOMINSTER HR6 0PX



WELL SPECIFIED RETAIL/DISTRIBUTION PREMISES WITH  
EXTENSIVE PARKING AND EXCELLENT FACILITIES SITUATED IN A  
UNIQUE RURAL LOCATION

- **Total accommodation 261.36sqm (2,813sqft)**
- **Excellent level of fitout and finish**
- **Alternative possible uses (stp)**
- **Abundant car parking provision**
- **Premises available due to business relocation on same site**

### TO LET

**Location** The building is situated approaching 9 miles north of Hereford (5 miles south of Leominster). The property is located by entering the village of Hope under Dinmore from the bottom of Dinmore Hill and following your satnav until you see the signs for Wynnes of Dinmore which you can then follow to the subject property.

This is a unique rural location with the nearby occupier retailing country life supplies and equipment together with a range of different animals and equipment. This is a rural location but there are also residential premises, farm buildings and holiday cottages within the general area.

**Description** The subject property comprises a well converted former agricultural unit which has most recently been used for retail sales and a café. The building was converted around 5 years ago and affords good quality accommodation with oakwood flooring (underfloor heating), insulated walls/roof together with having the benefit of a fire alarm system and facility for security alarm/CCTV.

The premises afford light, bright accommodation and have a counter/tearoom to the front together with staff/customer wc facilities at the rear and an office and rear storage.

To the front there is a parking area available for a number of vehicles.

**Accommodation** The property has been measured on a gross internal floor area basis:-

	<b>Sqm</b>	<b>Sqft</b>
<u>Ground Floor</u>		
Retail area and office	232.00	2,497
Rear storage	29.36	316
<b>TOTAL</b>	<b>261.36</b>	<b>2,813</b>

**Terms** The building is available to let to suitable tenants on a new repairing and insuring lease at a commencing rent of £17,500 per annum for a minimum term of 3 years. Further terms and conditions to be agreed by negotiation and please note that all tenants will be asked to comply with anti-money laundering regulations and associated requirements. A deposit may also be needed.

**Services** We understand the property has oil-fired central heating, mains electricity (which will be sub-metered) and there is a private drainage system.

**Business Rates** We understand the property is assessed at a Rateable Value of £12,000 such that qualifying applicants should be able to obtain Small Business Rate Relief.

**VAT**

We understand that VAT is chargeable on the rent.

**Legal Costs**

Each side is to be responsible for their own legal costs in drawing up the necessary documentation.

**Viewing**

By appointment with the agents:  
Sunderlands  
Offa House, St Peter's Square, Hereford HR1 2PQ  
Tel: 01432 276 202  
Email: [t.reed@sunderlands.co.uk](mailto:t.reed@sunderlands.co.uk)

Or via our joint agents:  
Pughs  
Tel: 01531 631 122

The information in these particulars has been prepared as at 28 January 2021 and updated 15 June 2021.

