

TO LET: COMMERCIAL BUILDINGS AND YARD AREAS



OVERTON FARM, ORLETON, LUDLOW, SHROPSHIRE SY8 4HZ

COMMERCIAL BUILDINGS AND YARD AREAS TO LET

A useful range of modern buildings and yard areas easily accessible off the A49 and B4361 Ludlow to Leominster roads. The buildings are available as a whole or in two units, as required.

- Modern buildings and open yard areas with General Industrial Use Class B2 (Possibility of B8 subject to planning approval)
- Approximately 9,176 sq. ft of buildings available in one or two units
- Approximately 6,350 sq. ft of open yard areas
- Good road access to A49 and B4361
- Flexible letting terms and rent-free period at commencement of the lease

To Let by Private Treaty:
Expressions of interest invited as a whole or in two units

Ludlow 6 miles | Leominster 6 miles | Hereford 18.5 miles.

📞 Gareth Wall
☎ 01432 356161 (Option 3)
✉ g.wall@sunderlands.co.uk



LAND AND AGRICULTURAL BUILDING

A useful range of modern buildings and yard areas are easily accessible off the A49 and B4361 Ludlow to Leominster Road. The buildings are available as a whole or in two units as required.

The buildings are constructed of steel portal frame with concrete and block walls with box profile sheeting and part yorkshire boarding sides, under a corrugated roof. The buildings have concrete floors and doors areas to the front and rear elevations. The buildings can be divided into two self-contained units. The larger building being open plan and measuring approximately 5,400 sq. ft. The adjoining building measuring approximately 3,776 sq ft, but also has an enclosed concrete block area within this building measuring approximately 2,500 sq ft. This concrete block area can remain in situ or it can be demolished, depending on the potential Tenants' requirements.

There are concrete and hardcore yard areas to the front, side and rear elevation of the buildings. The Buildings have a General Industrial Use Class B2

The buildings are approached off the B4361 Ludlow to Leominster road, via a council-maintained road leading directly to the buildings.

LEASE TERMS

Lease terms are negotiable between the parties.

A rent-free period at the commencement of the lease may be considered together with some Landlords investment in the buildings.

Any lease will be contracted out of the security provisions of the Landlord and Tenant Act 1954 and will be on a full repairing and insuring basis on the Tenant.

BUSINESS RATES

The Tenant will be responsible for any Business Rates payable and all other outgoings.

SERVICE CHARGE

Service Charge may be payable for communal areas.

VAT

The Landlord reserves the right to charge VAT on the rent and any service charges.

INGOINGS

None.

SERVICES

We are informed that the buildings are connected to three phase electricity and water.

PLANNING CONSENT

Currently the buildings are in General Industrial Use Class B2. There may be an opportunity under permitted development rights to change the use of part of the buildings to B8 Storage and Distribution Use Class but only up to 500 square meters.

AUTHORITIES

Herefordshire County Council: 01432 260000

PLANS AREAS AND SCHEDULES

These are based on Ordnance Survey and are for reference only. They have been checked and compiled by the vendor's agents and the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property.

Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

DIRECTIONS

From the town of Ludlow proceed south on the A49 toward Woofferton. At the settlement of Woofferton take the right hand turning onto the B4362, continue along this road until you meet the junction with B4361, at which point turn left and continue along this road for approximately 1 ½ miles and take the left hand turning back towards the village of Orleton. Continue along this road for approximately ¼ mile and turn right and the buildings can then be found on the left hand side after a short distance.

GRID REFERENCE NUMBER

SO488667 1:50 000

WHAT3WORDS

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ANTI MONEY LAUNDERING

The successful Tenant must provide a photographic form of ID such as driver's licence or passport, and a utility bill or bank statement confirming their home address.

METHOD OF LETTING

The property is offered to let by private treaty and expressions of interest for the use of the buildings is invited in the first instance to Sunderlands, Offa House, St Peters Square, Hereford HR2 2PQ

Gareth Wall on 07974 143 336 or g.wall@sunderlands.co.uk

LETTING AGENTS ADDRESS

Sunderlands,
Offa House,
St Peters Square,
Hereford,
HR1 2PQ

HEALTH AND SAFETY

The agents advise all prospective tenants when viewing the property to take due care.

VIEWING

Strictly by appointment through the letting agents

IMPORTANT NOTICE

Sunderlands, for themselves and for the Owner of this property and any joint agents give notice that;

1. These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an offer or contract. Any information should not be relied on as statement or representation of fact or that the property or its services are in good condition.
2. Sunderlands have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination, the purchaser is responsible for making his/her own enquiries in this regard.
3. Neither Sunderlands nor any of their employees have authority to make or give any representation or warranty whatsoever in relation to the property
4. The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only.
5. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consents have been obtained. An intending purchaser must verify these matters. Potential purchaser(s) should not rely upon the use stated in these particulars and should check their proposed use with the relevant planning authority to ensure it is permitted.

The Vendor's solicitors will confirm all access and legal issues regarding the property.





