



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

OPEN YARD AT EASTERS COURT LEOMINSTER, HR6 0DE



OPEN YARD IN PROMINENT ACCESSIBLE POSITION ADJOINING A49

- Open site extending to circa 4 acres
- Popular and prominent area
- High level of security
- Possibility for a number of different uses on site

TO LET
£30,000 per annum

Location	The property known as the Yard at Easters Court is situated immediately off the A49/North Leominster roundabout at the northern side of the Leominster bypass. It is visible from the A49 and benefits from good access by road. The property itself is situated approximately 12 miles north of the city of Hereford, 7 miles from the town of Ludlow, and Leominster town centre is circa 1 mile due west with the population of the town of Leominster being around 12,000 people.
Description	The Yard at Easters Court comprises a rectangular parcel comprising mostly of open hardstanding with a less maintained area direct to the south. The yard itself is currently open to the remainder of the Easters Court site, however it has been confirmed by the owners that they would work with a potential tenant to ensure the site is secure. As mentioned the site is predominantly level and open with fencing present on the western, southern and eastern boundaries. There is electricity to the site, as well as drainage, but no structures or further connections present.
Accommodation	The property has the following area:- Open yard area extending to 1.46 hectares (3.96 acres).
Use	The landlord is open to a number of uses on this site and is willing to work with any potential occupier where possible.
Services	Mains electricity and drainage are connected, however there is no water, gas or any structures present on site.
VAT	VAT is chargeable on the rent.
Business Rates	This area of ground is currently included within the Rateable Value of the overall site, therefore a split would have to be made post-agreement of any letting terms.
Terms	The premises are available to suitable tenants on a new lease for a minimum of 3 years at an asking rent of £30,000 per annum.
Legal Costs	Each party is responsible for their own legal costs.
Viewing	By appointment with the agents: Sunderlands Offa House, St Peter's Square, Hereford HR1 2PQ Tel: 01432 356 161 (Opt.4) Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 22 January 2026.