

TO LET: BUILDING AND YARD AREAS



LOWER GREEN, PEMBRIDGE, HEREFORDSHIRE HR6 9JG

BUILDING AND YARD AREAS TO LET

A useful modern building and yard areas easily accessible off the A44 Kington to Leominster and A4112 Leominster to Eardisley roads.

- Modern enclosed building extending to approximately 6,120 sq ft
- Open concrete yard areas available by separate negotiation.
- Good road access to A4112 and A44
- Flexible letting terms

To Let by Private Treaty:

Expressions of interest invited as a whole or in two units

Kington 6 miles | Leominster 10 miles | Hereford 16 miles.

👤 Gareth Wall

☎ 01432 356161 (Option 3) or 07974 143336

✉ g.wall@sunderlands.co.uk



LAND AND AGRICULTURAL BUILDING

A useful modern building and concrete yard areas are easily accessible off the A44 Kington to Leominster road.

The buildings are constructed of steel portal frame with concrete panel walls with box profile sheeting, under a corrugated roof. The building has a concrete floor and metal roller shutter door areas to the front elevation. The building being open plan and measuring approximately 6,120 sq. ft. There are level concrete yard areas available by separate negotiation.

There are concrete and hardcore yard areas to the front and side elevation of the buildings.

The buildings are approached off the A44 Kington to Leominster road, via a council-maintained road leading directly to the buildings.

LEASE TERMS

Lease terms are negotiable between the parties.

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.

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 Leominster proceed west on the A44 towards Kington. Proceed through the village of Monkland take the right hand turning to remain on the A44, continue along this road passing through the village of Pembridge. Continue until you reach the junction signposted Weston take the left turn and continue along this land, at the junction turn right, after ½ mile the farm can be found on the left. The building is situated past the farm via the lane signposted Sherrington.

GRID REFERENCE NUMBER

SO3708 5510

WHAT3WORDS

///relating.clusters.rejoins

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 01432 356161 or 07974 143 336 or g.wall@sunderlands.co.uk

LETTING AGENTS ADDRESS

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

Tel: 01432 356161

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.





