Sunderlands
Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

UNIT 8, TWO HOOTS FARM, BROMYARD, HEREFORDSHIRE, HR7 4FQ



NEW WORKSHOP UNIT WITHIN CLOSE PROXIMITY OF BROMYARD

- **Total accommodation 97.54sqm (1,049sqft)**
- **Recently converted commercial unit**
- **Near town and transport links**
- **Available on flexible terms**

TO LET
£7,500 per annum

Offa House, St Peters Square, Hereford HR1 2PQ • Tel. 01432 356161 (op 4) • www.sunderlands.co.uk
t.reed@sunderlands.co.uk • james.dillon@sunderlands.co.uk

Location	Unit 8 is located at Two Hoots Farm, which is situated in north east Herefordshire about two miles west of the market town Bromyard and 13 miles north east of the Cathedral City of Hereford. The farm is conveniently located between the A465 Bromyard to Hereford road and the A44 Bromyard to Leominster road. The farm is in a private elevated location at the top of a sweeping drive.
Description	The Unit comprises a workshop premises with pitched metal roof. It benefits from a motorised roller shutter door, concrete floor, steel portal frame, wc facilities, electric ceiling heat lamps and pedestrian door. The roller shutter door has a height of 4.8 metres, and a minimum eaves height of 4.9 metres. There is a yard to the front which is shared with the neighbouring units. We understand that allocated spaces will be provided.
Accommodation	The property was measured on a gross internal area basis as follows:

	Sqm	Sqft
Ground Floor		
Warehouse & WC	97.54	1,049

Services	We understand mains electricity is connected and that water and drainage is via a private drainage and private water supply.
Terms	The unit with its associated facilities is offered To Let by way of a flexible licence at an asking rent of £7,500 per annum. In addition, there is a monthly maintenance charge of £89 per month.
Business Rates	The property is not assessed at this time.
VAT	We understand VAT is not payable on the rent.
Legal Costs	Each side is to be responsible for their legal costs incurred.
Anti Money Laundering	Please note that the interested party will be required to submit information to comply with anti-money laundering regulations. A fee of £18 (incl. VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.
Viewing	By appointment with the agents: Sunderlands, Offa House, St Peter's Square, Hereford, HR1 2PQ Tel: 01432 356161 (Opt.4) Email: james.dillon@sunderlands.co.uk

The information in these particulars has been prepared as at 10 November 2026.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.