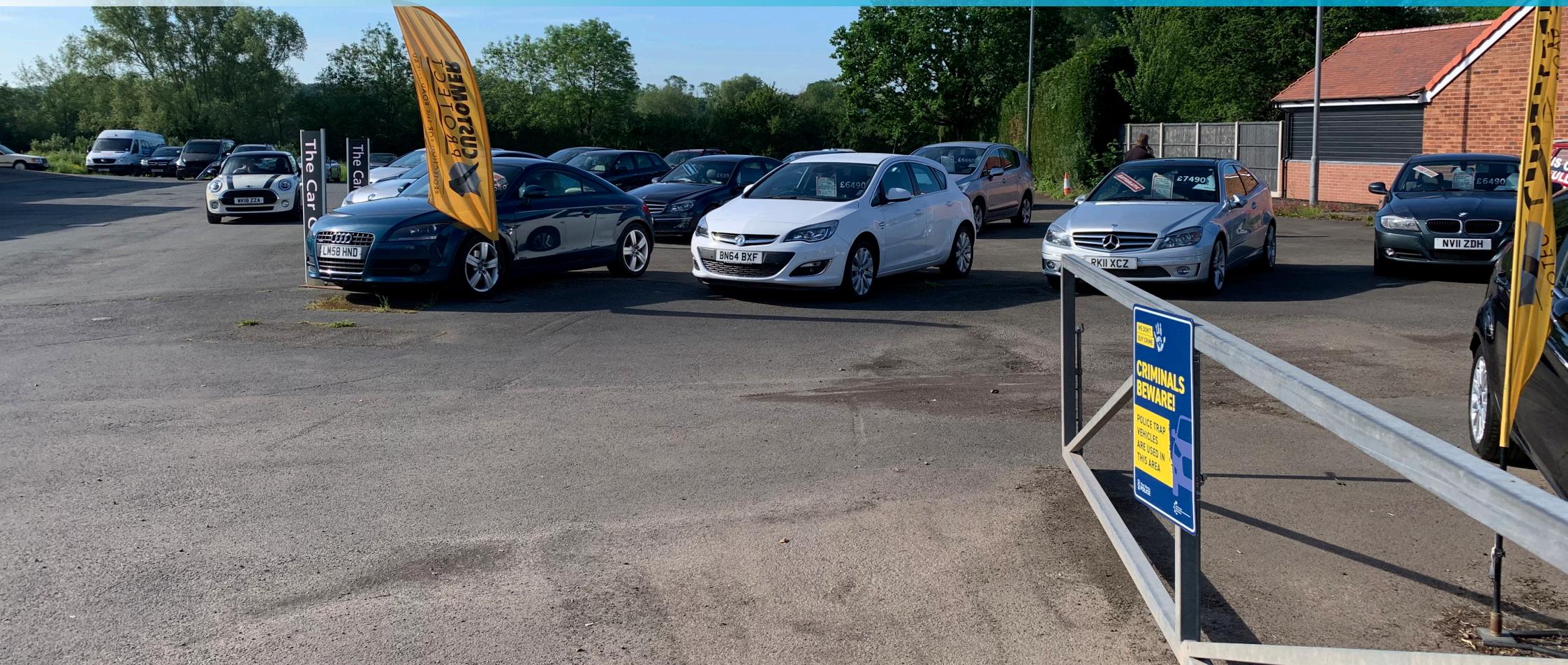


TO LET

FORECOURT AREA/LAND



RENT  
£25,000 PER ANNUM  
(EXCLUSIVE)

PROMINENTLY LOCATED FORMER CAR SALES FORECOURT AREA SUITABLE FOR A VARIETY OF USES SUBJECT TO STATUTORY CONSENTS  
**WORCESTER ROAD, WHITESTONE, HEREFORD, HR1 3RX**

- Fronting directly onto the main Hereford to Worcester Road
- Approximately 0.22 acres (0.087 hectares)
- Former car sales Forecourt, suitable for a variety of uses subject to statutory consents
- Surfaced area with main road access

## SUMMARY

- Available to let on a new lease
- A large car display area and car parking area fronting onto A4103
- Suitable for a variety of commercial uses, subject to statutory consents

## LOCATION

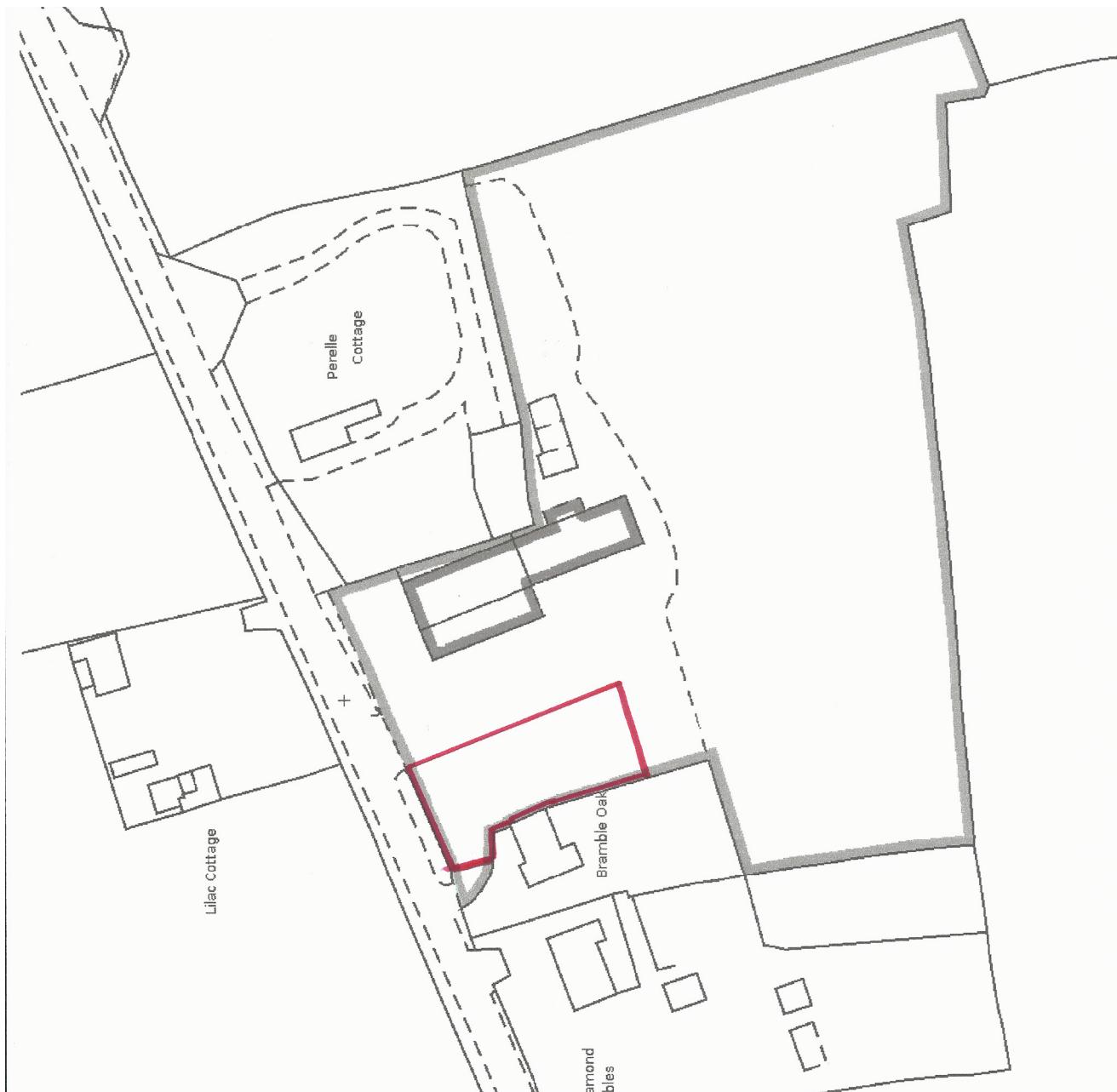
The property is prominently located fronting onto the A4103 (Hereford to Worcester Road) in the village of Whitestone. The property is located approximately 4.5 miles north east of the City of Hereford and 22 miles south west of the city of Worcester.

## DESCRIPTION

The property offers the opportunity to let a prominently located surfaced former car sales forecourt of approximately 0.22 acres (0.087 hectares).

The property benefits from main road frontage and access, and would be suitable for use as car sales, caravan sales, display purposes and storage purposes. Alternatively, it would lend itself to a variety of uses, subject to statutory consents.





#### ACCOMMODATION

(All measurements approximate and relate to the Net Internal Areas)

	ACRES	HECTARES
SITE AREA	0.22	0.087

#### PLANNING

Prospective tenants should make their own enquiries.

Prospective tenants should make their own enquiries the property has been used until recently for car sales falling within use class Sui Generis.

#### RATEABLE VALUE

To be assessed

#### SERVICES

(Not tested)

Mains electricity and water are available to the property for connection subject to any connection charges.

#### EPC

Not required

#### VAT

The property is understood not to be VAT Elected for VAT and therefore VAT will not be charged on the rent.

#### TENURE

The property is offered to let on a new lease for a length of term by negotiation on Tenants Full Repairing and Insuring Terms. There will be upward only RPI rent increases every three years.

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## RENT

£25,000 (Twenty five thousand pounds) (Exclusive) per annum to be paid quarterly in advance

## LEGAL COSTS

The incoming tenant is to be responsible for the landlords reasonable legal costs in the granting of the lease.

## LOCAL AUTHORITY

Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE

Phone: 01432 260000

## VIEWING

Strictly by prior arrangement with the selling agents.

For more information or to arrange a viewing, please contact:

**James Evans**  
07792 222 028  
E: [james.evans@hallsgb.com](mailto:james.evans@hallsgb.com)

**Harriet Shakeshaft**  
07538 912 096  
E: [harriets@hallsgb.com](mailto:harriets@hallsgb.com)

**Commercial Department**  
01743 450700  
E: [commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)



SHOWROOM NOT INCLUDED, FOR ILLUSTRATIVE PURPOSES ONLY

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