



**FOR SALE - COMMERCIAL UNIT IN AN ESTABLISHED COMMERCIAL QUARTER**

**74 SOUTHERN AVENUE, LEOMINSTER, HEREFORDSHIRE, HR6 0QF**

# KEY POINTS

# 0.832

ACRES

TOTAL SITE AREA



COMMERCIAL UNIT



# ESTABLISHED COMMERCIAL QUARTER


ALL MEASUREMENTS ARE APPROXIMATE

OFFERS IN THE REGION OF

# £725,000


(EXCLUSIVE)

James Evans

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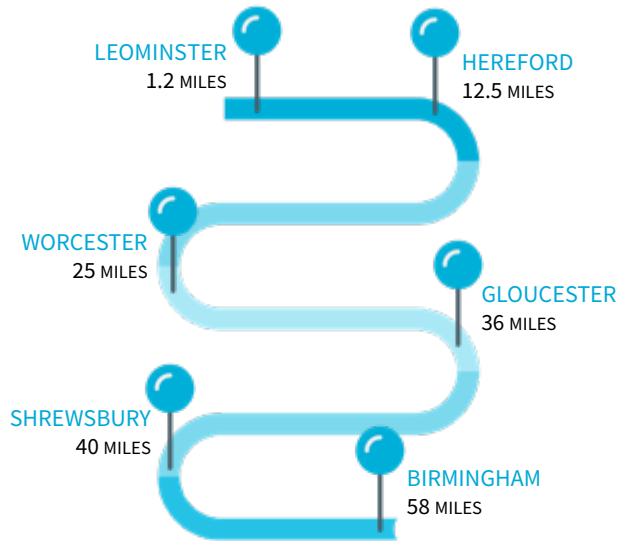
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Commercial Department

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APPROXIMATELY  
**11,959**

LEOMINSTER POPULATION

2021 CENSUS



## LOCATION

The property is situated fronting onto Southern Avenue and forms part of Leominster Business Park, the premier commercial quarter serving the town. Access to the site is directly from Southern Avenue.

Located within proximity of all local amenities and approximately 1.2 miles south of the town centre of Leominster.

Leominster has a population of 11,959 and is the service centre for many parishes in the north of the county. The town centre, known for its varied historical architecture, has recently been identified as a Heritage Action Zone.

The town has good digital connectivity and is strategically located on the crossroads of the A49 and A44 with good road access to Wales, as well as Hereford, Shrewsbury, Worcester, Cardiff and Manchester via train. There is a strong manufacturing and engineering sector and industrial skills base, and high demand for employment space for start-ups and growing companies, in addition to the existing large industrial estates.



## DESCRIPTION

[HEREFORDSHIRE 2050 ECONOMIC PLAN](#)

The property comprises of a commercial property that is arranged to provide two detached commercial buildings providing a Total Gross Internal Floor Area of approximately 17,778 ft sq (1,652 m sq) and an external yard area and parking. The property is currently in use as a distribution centre and is only made available due to the relocation of the existing business. The property would lend itself to a variety of commercial uses.

The property benefits from two access points, one being directly off Southern Avenue and the other via a right of access over a property adjacent that is held in third party ownership, offering the ability for the building to be split due to the two entrances.

Building one comprises of a detached building that fronts onto Southern Avenue has a Total Gross Internal Floor Area of approximately 13,956 ft sq (1,296.42 m sq) with approximately 12,666 ft sq (1,176.59 m sq) on the ground floor providing offices, welfare and warehouse/workshop accommodation and first floor offices providing a Total Gross Internal Floor Area of approximately 1,290 ft sq (119.83 m sq). The unit has an eaves height of approximately 6 metres and a variety of up and over doors to the right and rear elevations with widths varying from 4.65 metres to 6.47 metres.

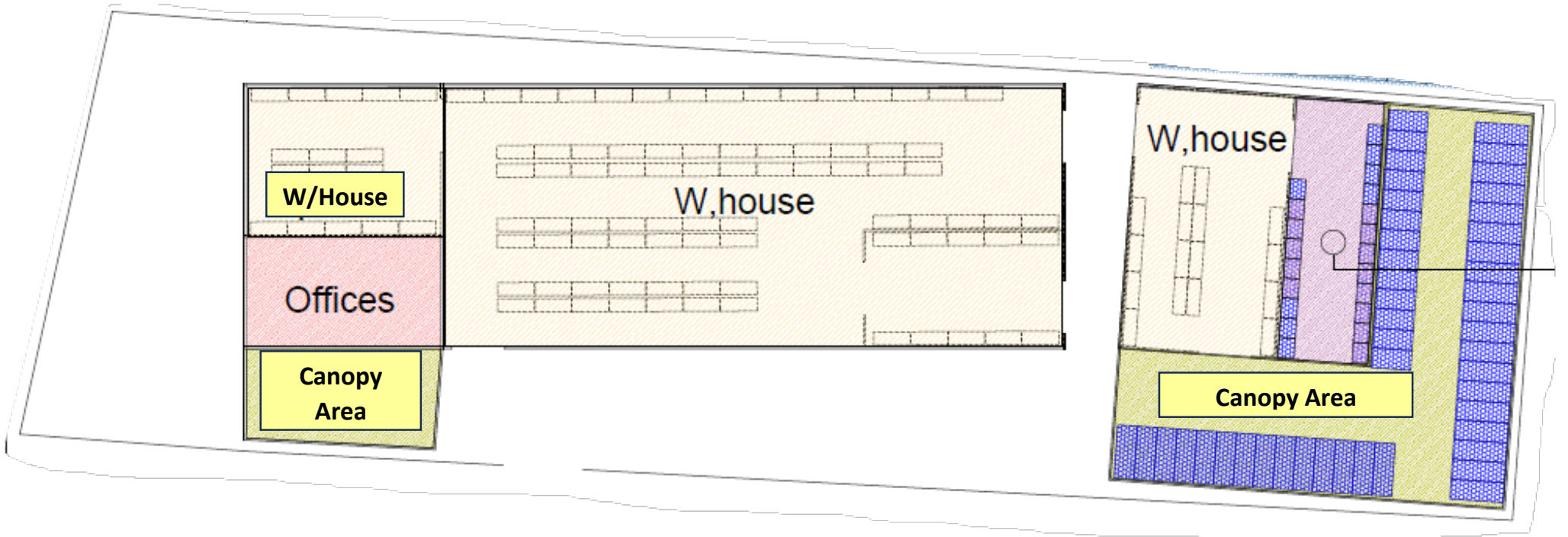
Building two at the rear of the property, comprises of a detached building that has a Total Gross Internal Floor Area of approximately 3,822 ft sq (355.04 m sq). The unit provides warehouse/workshop accommodation with an eaves height of approximately 5.9 metres and three up and over door openings with widths of approximately 4.85 metres. There are attached to the property structures a variety of covered sections.

To the front of the property there is a car parking area accessed from Southern Avenue and at the rear of the unit there is a concreted service yard accessed from land held in third party ownership.

The property sits in a total site area of approximately 0.832 acres (0.337 hectares).













# ACCOMMODATION

All measurements are approximate

	SQ FT	M SQ
BUILDING ONE		
GROUND FLOOR		
Total Gross Internal Floor Area	12,666	1,176.59
FIRST FLOOR		
Total Gross Internal Floor Area	1,290	119.83
BUILDING TWO		
Total Gross Internal Floor Area	3,822	355.04
	ACRES	HECTARES
SITE AREA		
Total Site Area	0.832	0.337



EXCELLENT  
ROAD LINKS



5.9M

EAVES HEIGHT





## TENURE

The property is of freehold tenure. The property is held under the ownership of Title Number HE14862

## PLANNING

Interested parties are advised to make their own enquiries to the Local Authority.

We understand that the property benefits from planning consent falling within Use Class B8 of the Town and Country Use Classes Order.

The property forms part of an established commercial estate serving the town of Leominster.

## SERVICES

Prospective purchasers to rely on their own enquiries All mains services including three phase are understood to be connected to the property including three phase electricity.

## PRICE

Offers in the region of £725,000 (Exclusive)

## LEGAL COSTS

Each party is to be responsible for their own legal costs associated with the sale of the property.

## VAT

The property is understood to be elected for VAT and VAT will therefore be charged on the purchase price.

## RATES

We have made online enquiries to the local authority and were advised as follows:

RATEABLE VALUE	RATES PAYABLE	EPC
£64,000	£32,768	TBC

### RATES


## LOCAL AUTHORITY

Herefordshire Council

Plough Lane

Hereford

HR4 0LE

 01432 260000

[HEREFORDSHIRE COUNCIL WEBSITE](#)

## VIEWING

Strictly by prior arrangement with the selling agents. For more information or to arrange a viewing, please contact :

[Commercial Department](#)



01743 450 700

[commercialmarketing@hallsgb.com](mailto:commercialmarketing@hallsgb.com)

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