



FOR SALE - INDUSTRIAL

74, SOUTHERN AVENUE, LEOMINSTER, HR6 0QF

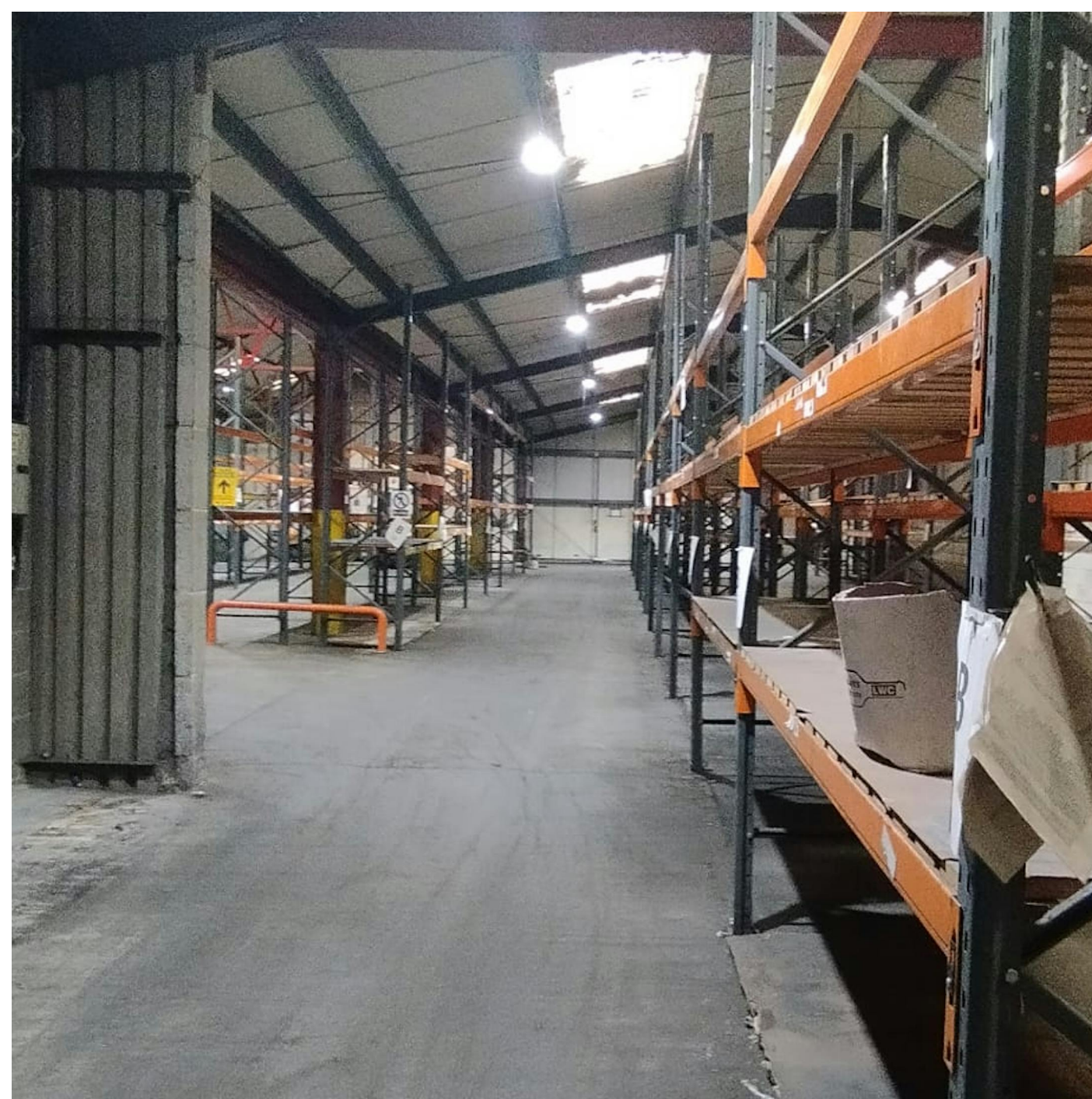


PRICE

- Offers in the region of £725,000

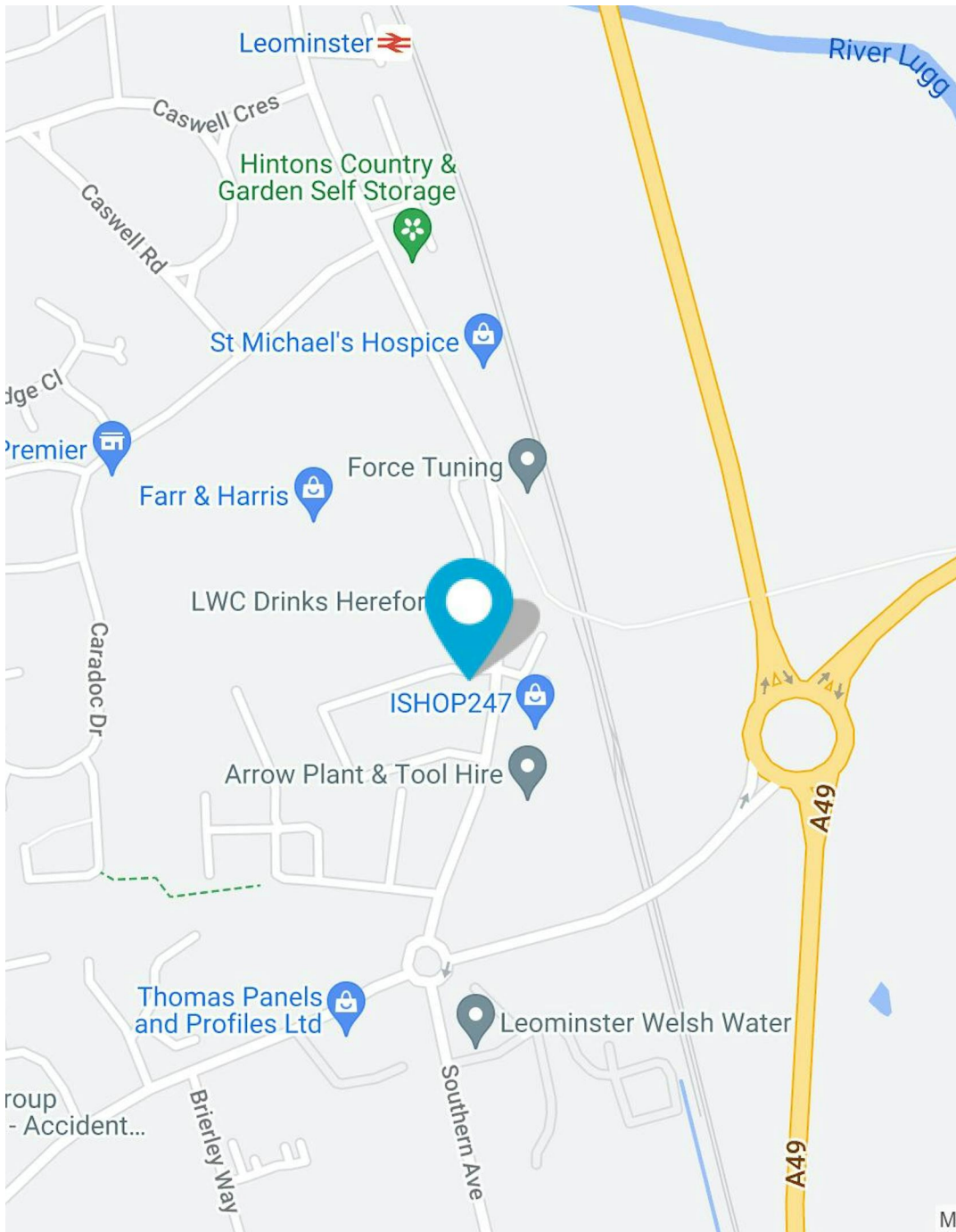
KEY POINTS

- Two detached commercial buildings with separate access points providing a Total Gross Internal Floor Area of approximately 17,778 ft sq (1,652 m sq)
- HGV Access
- Available as a whole or as separate units
- Eaves heights from 5.9m
- Total Site Area 0.832 acres
- Established commercial quarter
- Excellent road links



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0.83 ACRES

01743 450 700



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.

GLARES.AMENDING.DECADES

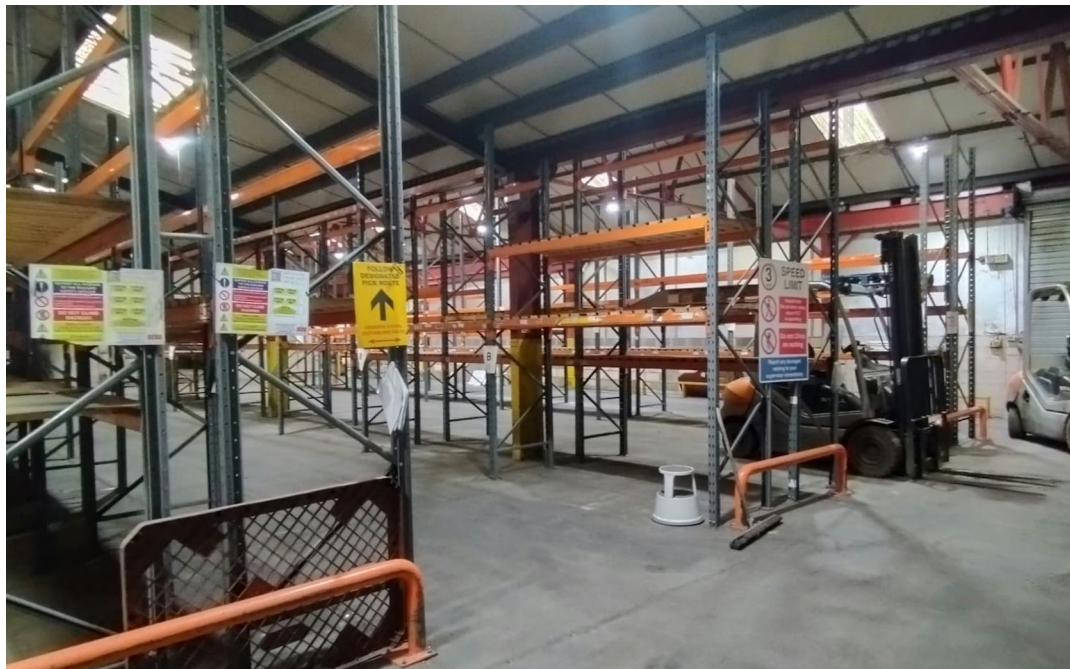
ACCOMMODATION

NAME	SQ FT	SQ M
Ground - First Unit - Offices, Welfare and Warehouse/Workshop	12,666	1,176.71
1st - Unit 1 - Offices	1,290	119.84
Unit - Unit 2	3,822	355.08
Total	17,778	1,651.63

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DESCRIPTION

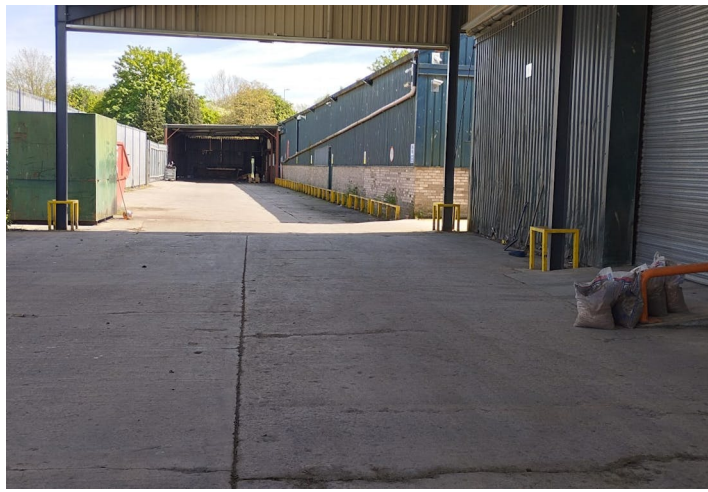
The property consists of two detached commercial buildings with separate access points, offering a total Gross Internal Floor Area of approximately 17,778 sq ft (1,652 sq m). It includes an external yard area and parking. Currently used as a distribution center, it is available due to business relocation and is suitable for various commercial uses. The property has direct access off Southern Avenue and a secondary access via a right of way over adjacent third-party land. It also supports HGV access.

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).





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.

LOCAL AUTHORITY

Herefordshire Council
Plough Lane
Hereford
HR4 0LE
01432 260000

PRICE

Offers in the region of £725,000

VAT

Applicable

RATES

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

Rateable Value: £64,000
Rates Payable: £34,944 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

E (105)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

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