

On the Instructions of A B Hughes & J P Smith Joint LPA Receivers

FOR SALE

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PROPERTY CONSULTANTS

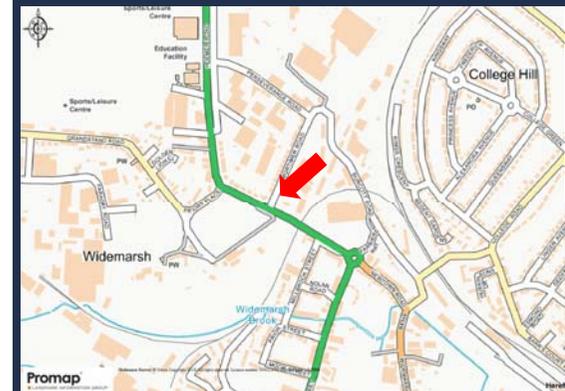


Former Countrywide Farmers Store

**Mortimer Road
Hereford
HR4 9SP**

**12,136 sq ft (1,127.53
sq m) on 1.02 acres (0.41
hectares)**

- Established retail/trade location
- Modern building with enclosed yard
- Adjacent to Screwfix and IMO



Mortimer Road, Hereford, HR4 9SP

Location

The property is set back from Newtown Road and accessed off Mortimer Road, approximately 0.8 miles north of Hereford City Centre.



Description

The property provides a modern detached steel frame building with brickwork and insulated clad elevations beneath a profiled sheet roof. The property has been extended to the front with a single storey section providing offices and there is a canopy above the two sets of double doors. The front elevation is also fitted with a roller shutter door.

Internally the main showroom/warehouse section has a concrete floor, approximate height to the haunch of 5.19m, space heaters and cloakroom facilities.

Located to the left hand side of the main building is a single storey steel frame workshop/store with brickwork elevations incorporating a side roller shutter door beneath a profiled sheet covered roof. The area has an approximate height to the haunch of 2.87 metres together with cloakroom and kitchen facilities. There is also a further detached garage/store within the inner yard.

Externally the enclosed yard has concrete and tarmacadam surfaces.

We have measured the site using Promap Services and calculated the site extends to approximately 1.02 acres (0.41 hectares).

Accommodation

Area	Sq ft	Sq m
Main showroom/store	10,933	1,015.74
Detached store/workshop	943	87.60
Garage	260	24.19
TOTAL	12,136	1,127.53

All measurements are approximate Gross Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

The property was used as a Countrywide Farmers Plc outlet for the sale of farming and equestrian products. The property is believed to have a A1 retail planning consent (Certificate of Lawful Use).

Interested parties should make further enquiries regarding the existing and potential uses to the Local Planning Authority, Herefordshire Council (01432 260000).

Terms

Sale of the freehold interest with vacant possession on completion.

Guide Price

Offers in excess of £800,000.

Method of Sale

The property will be sold by informal tender with offers invited by 5.30 PM Friday 16 November 2018. A letter confirming the method of sale is available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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Business Rates

The Valuation Office Agency website describes the property as "Showroom and premises", with a rateable value of £131,000.

Interested parties should make their own enquiries to Herefordshire Council (Local Billing Authority) to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment. www.voa.gov.uk

Energy Performance Certificate

The energy performance certificate rating is C (52) (August 2017). The full certificate and recommendations can be provided on request.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the sale price. We recommend that the prospective purchasers establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

The property will be open for inspection on the following dates:-

18 October (Thursday) - 10.30am - 12.30pm

1 November (Thursday) - 1.30pm - 3.30pm

For further information please contact the sole agents.

Alder King Property Consultants

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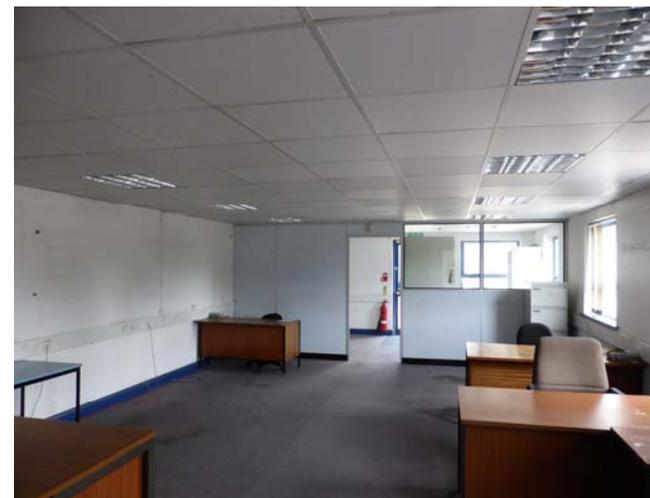
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Ref: PJP/SA/N88257

Date: October 2018



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