

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

FOR SALE

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PROPERTY CONSULTANTS

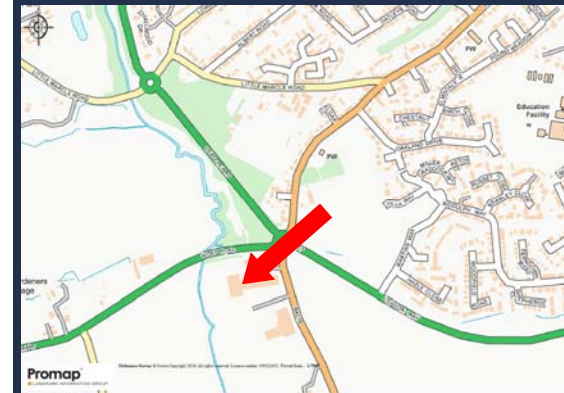


Former Countrywide Farmers Store

**Hazel Park
Dymock Road
Ledbury
HR8 2JQ**

35,624 sq ft (3,309.63 sq m)
together with glazed conservatory
accommodation on 6.42 acres
(2.60 hectares)

- Modern commercial building providing retail/showroom with ancillary café and warehouse/industrial accommodation
- Potential for sub-division
- Low site coverage with enclosed yards



Hazel Park, Dymock Road, Ledbury, HR8 2JQ

Location

The property is accessed off the Dymock Road (B4216) via Leadon Way/Ross Road (A449). The immediate area is an established commercial location and includes Ornuo Ingredients UK and a small trade park. Directly to the east is a new Barratt Homes residential development, Hawk Rise. The town centre is 1.2 miles to the north east.



Description

The property provides an extended steel frame building with brickwork and profiled metal sheet clad elevations beneath profiled sheet covered roofs. The retail/showroom section has been further extended with a conservatory style café and covered display area.

Internally the property has been sub-divided to provide retail/showroom, workshop/warehouse and ancillary accommodation. The internal areas have concrete floors and clear heights range from approx. 2.75m - 5.5m. Each section is served by electrically operated roller shutter doors.

Directly to the front are enclosed and gated mainly tarmac surfaced yards which provide storage and car parking facilities. There is also an enclosed rear compound previously used as a garden centre.

We have measured the site using Promap Services and calculated the site extends to approximately 6.42 acres (2.60 hectares).

Further land, highlighted blue and located to the opposite side of Dymock Road totalling approximately 3.93 acres (1.59 hectares) will be marketed at a later date. Additional information is available on request.

Accommodation

Area	Sq ft	Sq m
Unit 1 (Good Intentions Ltd)	6,062	563.20
Unit 2	7,652	710.88
Unit 3	4,565	424.14
Retail/showroom sections (including link)	17,345	1,611.41
TOTAL	35,624	3,309.63

In addition the glazed sections, which formerly provided café/tea room and covered display, provides approximately 4,386 sq ft (407.51 sq m).

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 main section of the property was used as a Countrywide Farmers Plc outlet for the sale of farming and equestrian products together with ancillary café and garden centre. The remainder has been used for warehouse and industrial uses (Certificate of Lawful Use or Development - DCNE 2008/2837/U).

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 subject to a licence of a compound adjacent to the main entrance to Flogas Consumer Limited expiring 27 February 2021 at £1,300 pa. The occupier of Unit 1, Good Intentions Limited is holding over.

Guide Price

Offers in excess of £2,250,000.

Method of Sale

All interested parties will be invited to make their offer by a fixed date. Details relating to the method of sale will be confirmed during the marketing period.

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 "Retail, warehouse and premises", with a rateable value of £233,000.

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 D (83) (March 2013). 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 building will be open for inspection on the following dates:-

30 October (Tuesday) 2pm - 3.30pm

15 November (Thursday) 10.30am - 12.30pm

For further information please contact the sole agents.

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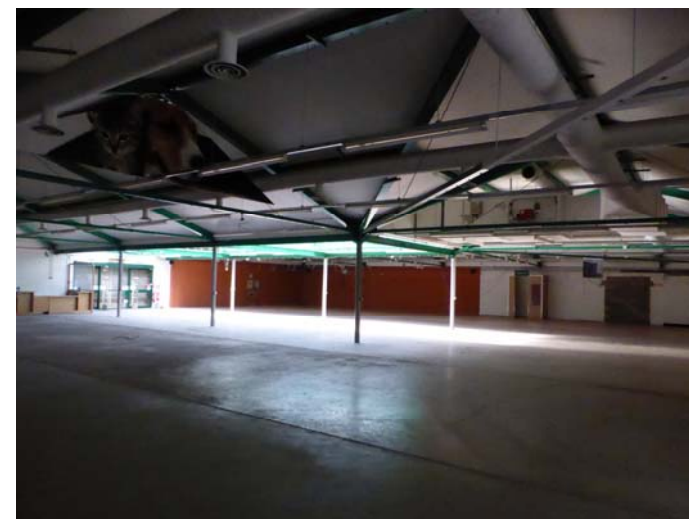
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Ref: PJP/SA/N88257

Date: October 2018



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