

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

Station Yard Industrial Estate
Worcester Road
Leominster
HR6 8TN

6,907sq ft (641.70 sq m) on
0.78 acre (0.31 hectares)

- Established commercial/trade location adjacent to the railway station.
- Detached building with car park and an enclosed yard.



Station Yard Industrial Estate, Worcester Road, Leominster, HR6 8TN

Location

The property is situated adjacent to Worcester Road and south west of the town centre. The immediate area is an established commercial/trade location. The access serving the property leads to the railway station.



Description

The property provides an extended detached part steel frame building with brickwork and profiled metal sheet elevations. The Worcester Road elevation provides the customer access point and the warehouse is accessed off the car park.

Internally the property provides separate showroom and warehouse areas. The floor to ceiling height within the showroom is approximately 2.9 metres and the approximate height to the haunch within the warehouse is 3.9 metres. Directly above the showroom is a store, part with a restricted height, approached via an internal timber staircase.

Externally the northern section provides car parking and goods loading facilities and the southern section provides an enclosed yard.

We have measured the site using Promap Services and calculated the site extends to approximately 0.78 acres (0.31 hectares).

Accommodation

Area	Sq ft	Sq m
Ground - showroom/retail & warehouse	4,832	448.91
First floor - stores	2,075	192.79
TOTAL	6,907	641.70

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 established restricted A1 (retail) and B8 (storage) uses .

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 £325,000.

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.

Business Rates

The Valuation Office Agency website describes the property as "Warehouse and premises", with a rateable value of £24,500.

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 (53) (August 2017). The full certificate and recommendations can be provided on request.

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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) 1.30pm – 3.30pm

1 November (Thursday) 10.30 am - 12 .30pm

For further information please contact the sole agents.

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