

COMMERCIAL

GAVEL HOUSE
MARKET STREET
LEDBURY
HEREFORDSHIRE
HR8 2AQ

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
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- Office premises
- Approx 922 sq ft
- Conveniently situated
- Ample parking
- Energy Rating 'A'
- Flexible Lease Terms

£15,000 Per annum

Energy Performance Certificate

Non-Domestic Building

H J Pugh & Co
Newmarket House, Market Street
LEDBURY
HR8 2AQ

Certificate Reference Number:
0080-0939-5189-4078-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

20 This is how energy efficient the building is.

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	108
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	11.96

Benchmarks

Buildings similar to this one could have ratings as follows:

26 If newly built

70 If typical of the existing stock

Gavel House, Market Street, Ledbury, Herefordshire, HR8 2AQ

Available by way of lease assignment to September 2021 or longer (subject to negotiation), office premises situated in the centre of Ledbury Town in a prominent location, which has become available due to a business relocation with the benefit of shared private car park

ENTRANCE

Timber door to

MAIN OFFICE 7.6M X 4.6M (24'11" X 15'1")

Air conditioning, 2x 2.5m x 1.8m window displays, carpet, suspended ceiling, Cat5 network access points, glass partition to

OFFICE 2 6.9M X 3.8M (22'8" X 12'6")

Air conditioning, carpet, suspended ceiling, Cat5 network access points

OFFICE 3 3.9M X 2.5M (12'10" X 8'2")

Air conditioning, fitted shelves, carpet, suspended ceiling, Cat5 network access points

REAR HALLWAY

Suspended ceiling. Doors off to:

KITCHEN 4.3M X 2.1M (14'1" X 6'11")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, part tiled walls, electric heater, timber door to side, non-slip flooring, suspended ceiling

STORAGE ROOM 2.7M X 1.6M (8'10" X 5'3")

Built in shelving, network cabling and patch panels, suspended ceiling, Cat5 network access points

MEETING ROOM 4.0M X 2.6M (13'1" X 8'6")

Air conditioning, solar panel inverter, carpet, suspended ceiling, Cat5 network access points

DISABLED / UNISEX W.C

White suite comprising W.C, 2x hand basins, part tiled walls, electric heater, non slip flooring, suspended ceiling

OUTSIDE

The property is approached from Market Street with access to the shared car park. Further warehouses and yard available by separate negotiation

SERVICES

Mains water, drainage and electricity are available. Telephone lines are available subject to BT regulations. This information has not been checked with the respective service providers and all interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

ESTATE AGENCY ACT 1979

To comply with the Estate Agency Act 1979 we advise that the Partners of the firm are the assigners of the lease.

PLANNING

No enquiries have been made of the Local Planning Authority in order to verify the present use classification of the property described in these particulars. All interested parties are therefore advised to make enquiries of the Local Authority in order to establish that their required use of the premises will be permitted.

BUSINESS RATES

Current Rateable Value £12,000

Eligible for Small Business Rates Relief.

Herefordshire Council Tel. 01432 260531

TENURE

The property is to be held under a two year business lease by way of lease assignment. A longer term may be available subject to approval. The eventual lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

RENT

£15,000 per annum, exclusive of business rates and utility charges.

COSTS

The incoming tenant will be responsible for the Landlords legal costs associated with documenting and completing the lease.

VIEWING

Strictly by appointment with the sole letting agents Pughs tel. 01531 631122.

Out of Office Hours contact Jason Thomson on 07710 757489.

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, italicized serif font.

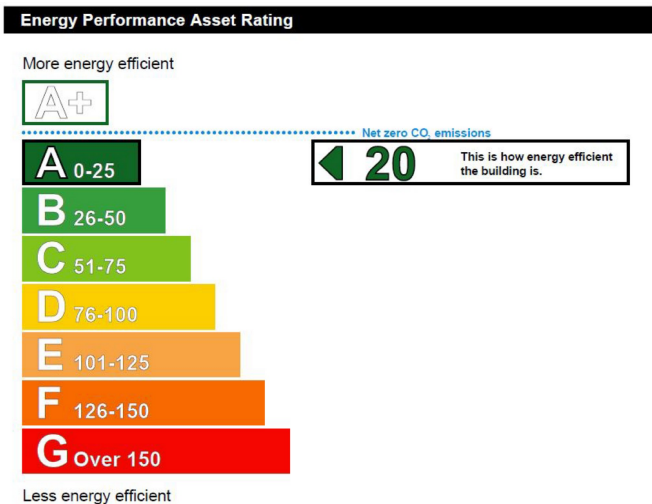
LOCATION MAP



DIRECTIONS

From Ledbury town centre turn left in to Bye Street, then take the first left in to Market Street, from which the property can be found on the right.

ENERGY PERFORMANCE CERTIFICATE



For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

