

# COMMERCIAL

UNIT 2

UPPER BUSKWOOD FARM

HOPE UNDER DINMORE

LEOMINSTER

HEREFORDSHIRE

*Pughs*

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,

Ledbury, Herefordshire, HR8 2LP

Tel: (01531) 631122 Fax: 631818

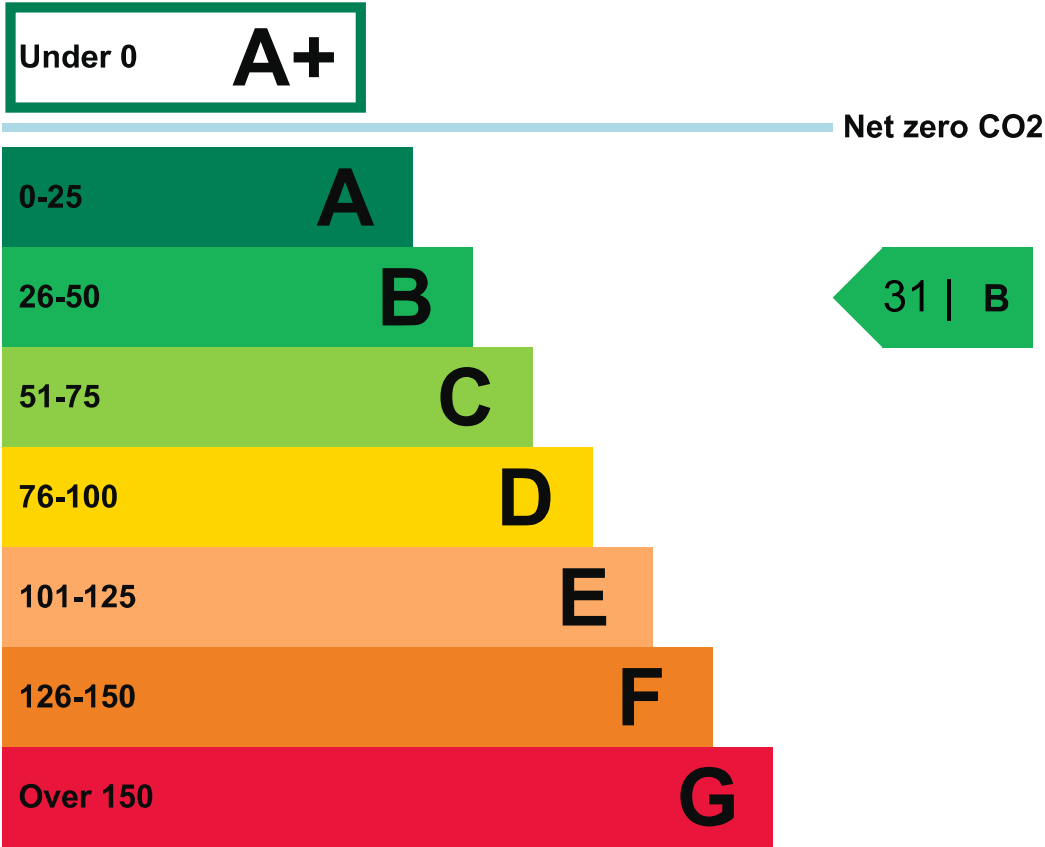
Email: [property@hjpugh.com](mailto:property@hjpugh.com)

Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)



- Retail & Distribution premises
- Due to business relocation
- Approx. 2,475sqft retail
- Approx. 125sqft office
- Approx. 316 sqft workshop/store
- Available 1st June 2021

**£17,500 Per annum**



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Oil

Building environment

Heating and Natural Ventilation

## **Unit 2, Upper Buskwood Farm, Hope Under Dinmore, Leominster, Herefordshire, HR6 0PX**

The Property will suit a wide cross section of businesses from retail and distribution to cottage industry or a combination of the same to include the existing small café area. Forming part of the busy Wynnes of Dinmore complex, the unit is available due to relocation of the business to adjacent premises. With open plan floor space, complimented by insulated panel roof and walls, engineered timber floor with underfloor heating, LED strip lights above together with roof fan.

**RETAIL AREA 21.00M MAXIMUM X 10.95M MAXIMUM (68'11" MA X IMUM X 35'11" MA X IMUM)**

**OFFICE 4.12M X 2.83M (13'6" X 9'3")**

With window overlooking shop floor, under floor heating, carpet, multiple electrical sockets

**WORKSHOP/STORE 7.0M X 4.2M (23'0" X 13'9")**

With steps down leading to open area and fire exit with 2 x radiators, painted concrete floor, fitted base units, laminate worktop, recess with space and plumbing for appliances, 1 ½ bowl stainless steel sink and drainer, insulated panel walls and roof, 2 x strip lights

### **FACILITIES**

Separate staff and customer W.C facilities

### **BUSINESS RATES**

Rateable value £12,000; rates payable £nil.

Depending on the Lessee's circumstances the premises will continue to qualify for Small Business Rates relief. Herefordshire Council tel. 01432 260531.

### **SERVICES**

We have been advised that single phase electricity (three phase electricity close by), mains water and private sewerage is available. This information has not been checked with the respective service providers and 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 prospective tenants are advised to satisfy themselves where necessary. Electricity and water to be charged via landlords submeters, tenant to empty sewage treatment plant at least annually.

### **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.

### **TENURE**

The property is to be held under a business lease on flexible lease terms subject to negotiation with the Lessor. A longer term might be permitted subject to approval. The eventual lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

### **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 agents Pughs. Tel. 01531 631122

Out of office hours 07710 757489 Jason Thomson

### **DIRECTIONS**

From Hereford take the A49 towards Leominster, upon descending Dinmore Hill take the first turning on the left signposted to Hope-under-Dinmore village continue along this road passing underneath the railway bridge and turning left at the T Junction. Climb the hill following all signs to Wynnes of Dinmore where the unit can be found last on the left hand side on the private driveway to Upper Buskwood Farm.

### **RENT**

Offers invited based on £17,500 per annum (plus VAT)

***Pughs***

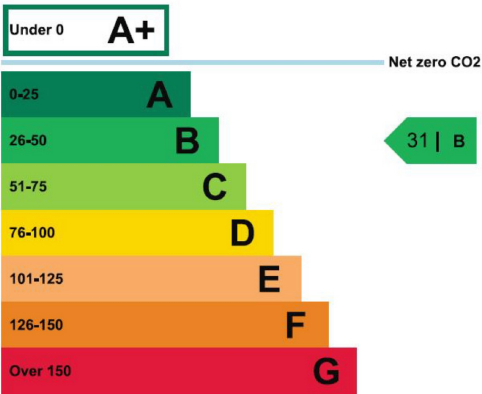
LOCATION MAP



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ENERGY PERFORMANCE CERTIFICATE



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For clarification we wish to inform prospective purchasers/tenants that we have prepared these 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/rent, 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.

