



Broomy Hill Yard, Cobnash, Herefordshire, HR6 9QZ

£24,000 P.A

jackson
property

- **Substantial Commercial Premises Located 3 Miles From The Market Town Of Leominster**
- **Large Yard Area Extending To Approximately Half An Acre**
- **Including Substantial Workshop Buildings, Office & Toilet Facilities**
- **Terms Of Lease Negotiable**

LOCATION

Cobnash is a small rural hamlet located on the fringe of the ever popular, north Herefordshire village of Kingsland and just 3 miles from the market town of Leominster which has a resident population of approximately 11,000 and a wider catchment area of approximately 40,000. The town is strategically located at the intersection of the A49 South Wales to Manchester and the A44 Worcester to mid Wales route. The town is also on the Manchester-Cardiff railway. The city of Hereford is 13 miles away, Worcester 26 miles and Shrewsbury 36 miles.

BRIEF DESCRIPTION

This commercial premises is set in a half acre plot and includes a large yard area, substantial detached workshop unit, further open fronted double bay unit, plus office with toilet and kitchenette facilities.

Detached Steel Framed Open Fronted Unit.

Approximately 1,000 sq foot (92.9 sq meters)

With lighting & concrete flooring

Main Detached Workshop Building Unit
Approximately 2,000 sq foot (185.8 sq meters)

With two large floor to ceiling sliding doors, ceiling lighting, power points, concrete flooring and additional mezzanine flooring providing storage

Lean-To Unit To Rear Of Main Workshop
Approximately 1,000 sq foot (92.9 sq meters)

With access doors to both the main

workshop and yard area.

Detached Office Building
Including office, kitchenette and toilet facilities

SERVICES AND EXPENDITURE

Main Electricity & Water. Private Drainage
Three Phase Electric Connected
Business Rates: Current Rateable Value - £10,750 (this is not what you pay in business rates).

RENTAL AGREEMENT

Rent - £24,000 per annum
Terms Of Lease Negotiable

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

DIRECTIONS

What3Words: //shelved.vesting.glades

Jackson Property (Leominster)

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Services & Expenditure notes have been taken from <https://checker.ofcom.org.uk/> and <https://www.gov.uk/council-tax-bands>

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the

freehold/leasehold status along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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