

- Substantial Commercial Premises Located 3
 Miles From The Market Town Of Leominster
- Including Substantial Workshop Buildings, Office
 Toilet Facilities
- Large Yard Area Extending To Approximately Half An Acre
- 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 Streel 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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from their solicitor or surveyor.

only the following services:

fee is defined as £100+vat.

buyer is advised to obtain verification

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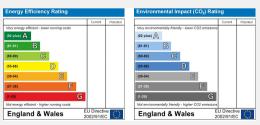












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