

4089

Ground Floor Salesshop, Chester House, Walwyn Road, Colwall, Ledbury

John Goodwin
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[Retail] A small salesshop (17'7 x 13') forming part of a residential property situated in the centre of the village of Colwall. The salesshop has a glazed frontage with entrance door and former cloakroom with plumbing for a WC.

Min	Max	Total	
9.32	9.32	9.32	SqM
100	100	100	SqFt

Leasehold £2,750 Per Annum Exclusive

1614

132 The Homend , Ledbury

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[Retail] Prominent commercial premises of approximately 300 sq ft situated on the edge of the town centre with frontage to the Homend.

The premises have in recent years been used as a bookmakers office (A2) however could be used as retail premises and offer a range of alternative commercial uses subject to any necessary consents. The premises include a main sale shop area, a small store to the rear and kitchen and cloakroom facilities.

Min	Max	Total	
27.9	27.9	27.9	SqM
300	300	300	SqFt

Leasehold £4,950 Per Annum



4135

22 High Street, Ledbury

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[Retail] Prominent shop unit, formerly travel agents, in Ledbury Town Centre. 300 SqFt sales area. Nicely situated and prominent shop premises facing a high footfall section of Ledbury High Street. In very good decorative order, and ready to move into, the premises benefit from full width window frontage to the High Street. There is a cloakroom to the rear of the ground floor, as well as access to side alleyway externally, and internally to stairs. From rear to front the first floor offers a further cloakroom, kitchen, internal store room (giving access to loft), and large front office with pleasant exposed beams. The loft to the top floor is fully floored, with lighting

Min	Max	Total	
27.9	27.9	27.9	SqM
300	300	300	SqFt

Leasehold £11,000 Per Annum



3065

33 The Homend, Ledbury

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[Retail or Office] Town centre premises offering refurbished retail/office accommodation on the ground floor with two/three bedroomed living accommodation above. Ground floor provides 3 rooms, utility and cloakroom, extending to approx 350 sq ft in total.

Min	Max	Total	
33.27	33.27	33.27	SqM
358	358	358	SqFt

Freehold £235,000 Guide price



2029

Unit 2 Market Corner, 25 New Street, Ledbury

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[Retail] Prominent and well presented lock-up retail premises of approximately 470 SqFt (total GIA) with frontage to New Street - available October 2009. Lock-up shop premises located in a good secondary trading position within Ledbury on the corner of New Street and Market Street, close to the hospital and unrestricted on-street parking nearby.

The premises currently trade as a kitchen showroom/shop, and benefit from a good windowed frontage onto New Street, with a covered lobby giving access to the wide side entrance door. This would permit disabled access. The premises comprise a large front retail area, with rear office/store and cloakroom facilities. Mains electricity, water and drainage are connected to the property.

Min	Max	Total	
43.7	43.7	43.7	SqM
470	470	470	SqFt

Leasehold £9,250 Per Annum Exclusive



4221

Restaurant and Retail Units, 12 High Street, Ledbury

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[Retail] An attractive new retail mews development in Ledbury town centre approached by an alleyway from High Street. The development will create 3 retail units to be converted from existing outbuildings and a newly built restaurant providing approximately 50 covers.

Unit 1 - approx 580 SqFt over ground and first floor. £6,000 pa.

Unit 2 - approx 580 SqFt over ground and first floor, some restricted headroom to first floor. £7,800 pa.

Unit 3 - approx 580 SqFt over ground and first floor, some restricted headroom to first floor. £7,800 pa.

Restaurant - Unit 4 - Seating area 600 SqFt. Kitchen 220 SqFt. Ground floor ladies/gents/disabled cloakrooms. First floor area 570 SqFt. £16,000 pa.

Min	Max	Total	
53.9	183	183	SqM
580	1970	1970	SqFt

Leasehold £6,000 Per Annum Exclusive

3439

23 The Homend, Ledbury

John Goodwin
01531 634648

[Retail] The premises offer approximately 870 sq ft of ground floor accommodation with saleshop, office, storeroom and cloakrooms. The property has the benefit of rear pedestrian access and the accommodation is suited to a variety of possible uses (subject to any necessary planning permission). Mains electricity, water and drainage are connected to the property.



Min	Max	Total	
80.8	80.8	80.8	SqM
870	870	870	SqFt

Leasehold £15,000 Per Annum

4152

Ledbury Books and Maps, 20
High Street, Ledbury,
Herefordshire

John Goodwin
01531 634648

[Retail] BOOKSHOP BUSINESS FOR SALE

Offers invited based on £50,000
plus stock at valuation

Ledbury Books and Maps was founded by the current proprietor in 1987 and is now offered for sale due to his forthcoming retirement. The business occupies double fronted saleshop premises on the ground floor of a listed building in a prominent High Street location on the town's main crossroads. The building is a Grade II listed property situated within the conservation area of the town.

The business offers new books on all subjects with specialities in contemporary fiction and children's books, a comprehensive range of maps and travel guides, upmarket greetings cards and classical and easy listening CDs and some DVDs. Trading accounts for the business are available to genuinely interested parties. The business currently opens Monday to Saturday 9 am- 5.30 pm and Sunday 11 am - 5 pm. The business is run by the proprietor and 1½ full time staff.

The business occupies ground floor accommodation comprising: Front Saleshop Area - 6.45m (21ft 2in) x 4.67m (15ft 4in); Central Sales Area - 6.35m (20ft 10in) x 5.26m (17ft 3in); Rear Sales Area - 4.34m (14ft 3in) x 3.05m (10ft 0in); Office - 3.78m (12ft 5in) x 3.35m (11ft 0in); Kitchenette - 4.47m (14ft 8in) x 2.13m (7ft 0in);Cloakroom

Min	Max	Total	
98.32	98.32	98.32	SqM
1058	1058	1058	SqFt

Leasehold £50,000

