



**AVAILABLE TO LET**  
**12 NEW STREET, LEDBURY**

1,913 sq ft Retail Premises

**JOHN  
GOODWIN**  
THE PROPERTY PROFESSIONALS  
EST. 1981



## PROPERTY OVERVIEW

- Retail premises extending to approximately 1,913 sq ft
- Convenient town centre location with prominent street frontage
- Open plan sales area with good levels of natural light
- Ground floor and first floor stock/storage rooms
- Suitable for a range of uses (subject to appropriate planning consent being obtained)
- Guide rent: £12,000 Per Annum Exclusive

Access a virtual tour of the property here:

<https://tour.giraffe360.com/69f792f5d90b44c98634a5dce2ec8502/>



# SITUATION & LOCATION

The property is conveniently located on New Street in Ledbury, a busy and expanding country town with a growing population of approximately 10,000. The town serves a wide rural area and is a very busy tourist centre, largely owing to its local attractions such as Eastnor Castle, the Malvern Hills, the Three Counties Show and Ledbury Poetry Festival. The town centre benefits from both a large number of strong independent retailers and also national stores such as Boots & Boots Opticians, Coffee #1, and Clarks Shoes. The cities of Hereford, Gloucester and Worcester are all approximately 16 miles distant and the M50 motorway is approximately 4 miles to the south of the town. The town also benefits from a mainline railway station.



Town/City	Distance	Drive Time
Ledbury	0.3 miles	>1 minute
Worcester	20 miles	40-45 minutes
Gloucester	20 miles	35-40 minutes
Monmouth	23 miles	35-40 minutes
Cheltenham	25 miles	45-50 minutes
Hereford	30 miles	30-35 minutes



# DESCRIPTION

Ground and first floor retail premises centrally located in Ledbury. An excellent opportunity to occupy one of New Streets prime retail units with excellent frontage. The premises provides approx. 634 sq ft of retail sales space with approx. 1166 sq ft of store space. Access to the front of the shop is provided by a single pedestrian door. The premises lend themselves to a variety of uses subject to necessary consents.

# ACCOMMODATION

The retail premises extends to approximately 1,913 sq ft.

Accommodation	Size (sq ft)	Size (sq m)	Floor
Sales Area	611	57	Ground
Storage	736	68	Ground
Storage	566	53	First
<b>Total</b>	<b>1,913</b>	<b>178</b>	



# FLOOR PLANS



# SERVICES

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

# PLANNING & EPC

All interested parties are advised to enquire of the local authority in order to establish if their required use of the premises will be permitted, if in doubt. The property has an EPC Rating of C (52) <https://find-energy-certificate.service.gov.uk/energy-certificate/4098-9009-5778-6042-3435>.

# BUSINESS RATES

The property has a new rateable value (1 April 2026) of £15,500. This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify figures with the local billing authority.





## PROPOSED TERMS

**TENURE** - The premises are available to let on a new five-year lease on a full repairing and insuring basis.

**RENT** - £12,000 Per Annum Exclusive.

**SERVICE CHARGE AND INSURANCE** - A service charge is payable at the property as well as reimbursement to the landlord for building insurance.

**LEGAL FEES** - Each party are responsible for their own legal fees.

**DEPOSIT** - A deposit equivalent to one quarter's rent will be payable.

**AVAILABLE DATE** - The property is available to let now.

## VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 (Option 3)

E-Mail: [commercial@johngoodwin.co.uk](mailto:commercial@johngoodwin.co.uk)

Address: 3-7 New Street Ledbury, HR8 2DX

## DIRECTIONS

The property is situated opposite the letting agents' offices in New Street, Ledbury

POST CODE: HR8 2DX

WHAT3WORDS: [///velocity.flagging.offices](https://www.what3words.com/velocity.flagging.offices)

## GENERAL

Intending tenants will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to lease the property or enter into any contract.

# LETTING AGENTS

JOHN GOODWIN COMMERCIAL DEPARTMENT  
3-7 New Street Ledbury, HR8 2DX  
01531 634648 (Option 3)  
Commercial@johngoodwin.co.uk

**Adam Goodwin MRICS**

Chartered Surveyor & Director  
adam@johngoodwin.co.uk

**Katy Howes MRICS**

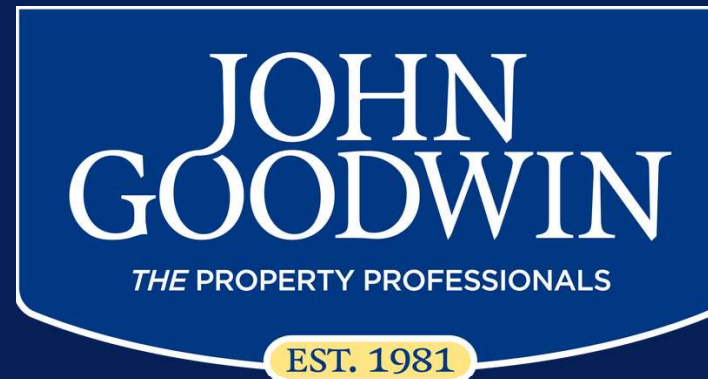
Chartered Surveyor  
kathyhowes@johngoodwin.co.uk

**Ben Phillips**

Commercial Agent  
ben@johngoodwin.co.uk

**George Thurston**

Commercial Agent  
george@johngoodwin.co.uk



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which particulars are issued: John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:  
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.  
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.