



TO LET

8A HIGH STREET, LEDBURY

1,376 sq ft Commercial Premises

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



PROPERTY OVERVIEW

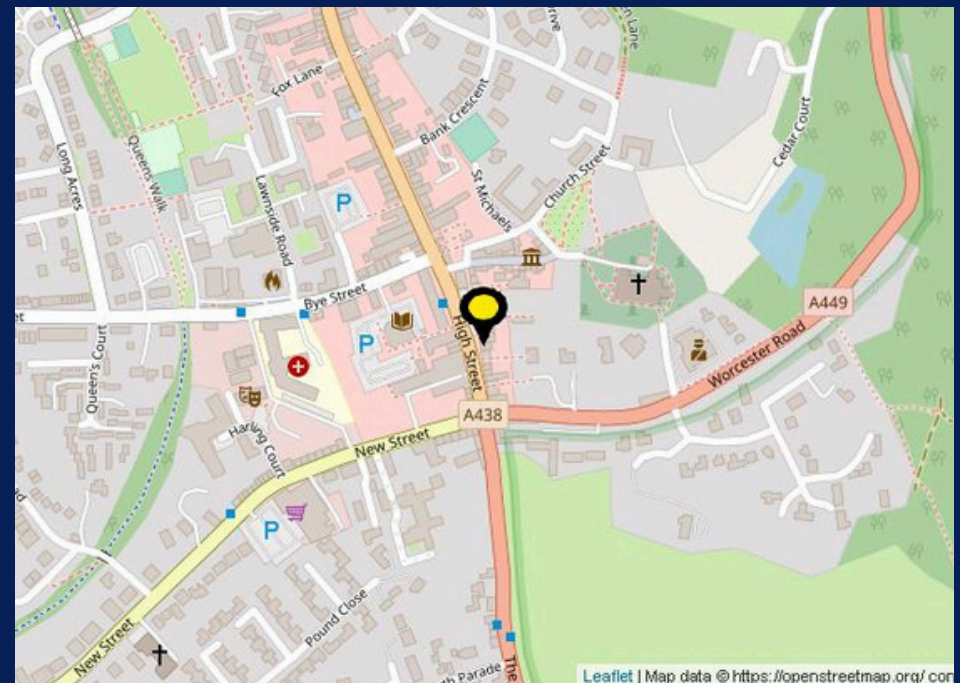
- Commercial premises extending to approximately 1,376 sq ft
- Accommodation provided over ground and first floors
- Bespoke design premises
- Convenient Ledbury town centre location
- Suitable for a variety of business uses, subject to relevant planning consents being obtained
- Guide rent: £30,000 per annum exclusive

SITUATION & LOCATION

The property is conveniently located off the High Street (via Tinsmiths Alley) 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 20-25 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 | 0.1 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 | 26 miles | 30-35 minutes |



DESCRIPTION

This beautifully designed, contemporary property, comprises a stainless steel shell and striking glass facade, encasing 1,376 sq ft of bright and airy commercial space laid over ground and first floors. The property is centrally located in Ledbury, tucked away from the main High Street and accessed via Tinsmiths Alley. The premises sit within a quiet courtyard and lends itself to a variety of uses subject to necessary consents being obtained. The property is accessed through a single pedestrianised door to the front of the building and has a side-rear access door towards the back of the building. A feature stair case connects the ground and first floors. Viewing is highly recommended to fully appreciate the opportunity and accommodation provided by this unique building.

ACCOMMODATION

The premises extends to approximately 1,376 sq ft.

| Accommodation | Size (sq ft) | Size (sq m) | Floor |
|---------------|--------------|--------------|--------|
| Ground Floor | 700 | 65.03 | Ground |
| First Floor | 676 | 62.8 | First |
| Total | 1,376 | 127.8 | |



SERVICES

We have been advised that mains electricity, water and drainage are connected to the property. We understand the gas fired boiler is supplied by Calor Gas. 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

We believe the current use class associated with the premises is Class E (a) retail and interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

The property has an EPC Rating of B (37). <https://find-energy-certificate.service.gov.uk/energy-certificate/3448-4981-0511-4375-9354>

BUSINESS RATES

The property has a new rateable value (1 April 2026) of £8,000. 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 lease on a full repairing and insuring basis, on negotiable terms.

RENT - £30,000 Per Annum Exclusive.

ESTATE CHARGE AND INSURANCE - Please enquire with the letting agent for further details.

LEGAL FEES - Each party is to be responsible for their own legal costs.

DEPOSIT - A deposit equivalent to one quarters rent will be required.

AVAILABLE DATE - The property is available Spring 2026.

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

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

DIRECTIONS

From the Agent's Ledbury Office turn left towards the Top Cross, at the traffic lights, turn left into the High Street. Tinsmith's Alley is located a short distance after the crossing and to the left hand side of Tinsmith's shop. Proceed along Tinsmith's Alley and the premises can be found after a short distance.

POST CODE: HR8 1DS

WHAT3WORDS: [///spearhead.canine.foremost](https://www.what3words.com/spearhead.canine.foremost)

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

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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.