



Worcester Road Depot Worcester Road, , Leominster Herefordshire HR6

Commercial Land Set In Prominent Town Location

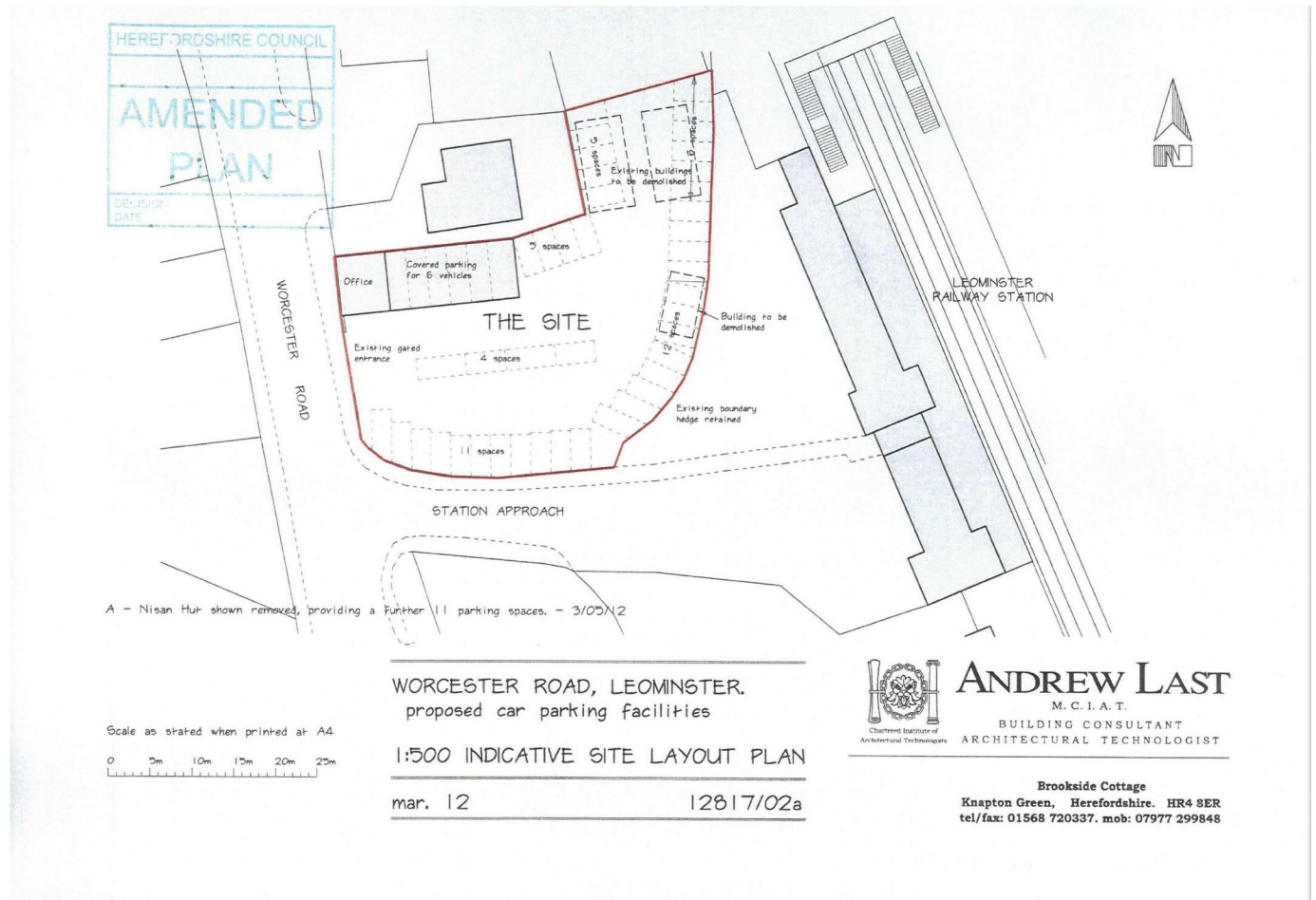
Guide Price £250,000



Worcester Road

, Leominster HR6 8AR

- Commercial Land Set in Prominent Position in Market Town of Leominster
- Extending to Approximately 0.34 Acres
- Existing Office Building & Shelter
- With Business Use and Planning Permission For Parking Facilities
- Further Potential For Residential Development Subject to Planning
- Sold As Seen



Guide Price

£250,000

Freehold

To arrange a viewing please contact us on

t. 01568 610600

info@bill-jackson.co.uk

www.bill-jackson.co.uk



LOCATION

The land in question is located adjacent to Leominster Railway Station on Worcester Road on the eastern fringes of the market town of Leominster. The town itself has a resident population of approximately 11,000 and a wider catchment area of approximately 40,000. The town is strategically located off 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.

DESCRIPTION

This flexible commercial investment land extends to approximately 0.34 Acres and is set in a prominent position within the market town of Leominster. The land has permission for the provision of car parking facilities and has been used recently for a car washing business and benefits from an office building and shelter. Due to its location, there may also be the potential for residential development, subject to the relevant planning permissions. For further information or site inspection contact the selling agents.

SERVICES

We understand that mains Electricity and Water are connected to the premises.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

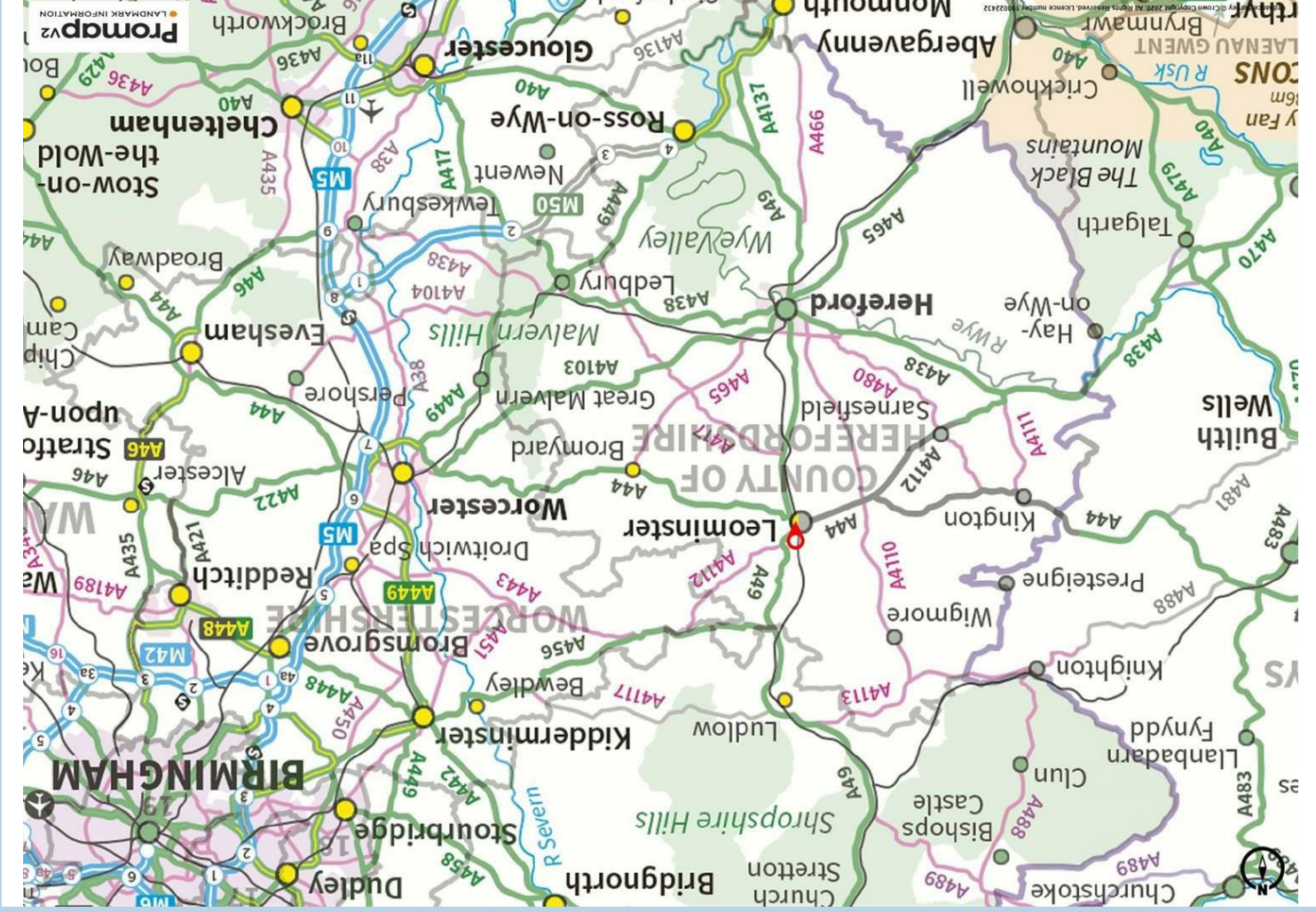
Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600.

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



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 of the property. 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.