



## **RAISED ROOF, STORAGE BUILDING, CANON PYON ROAD, HEREFORD, HR4 7SN**

**£24,750 per annum plus VAT**

- \* Modern portal frame building 43' x 103' - 4,500 sq ft (419 sq m)**
- \* 3 phase electricity**
- \* Situated 2 miles to the North of Hereford**

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## **LOCATION**

The property is situated approx. 2 miles north of Hereford with good access from the main road. Hereford is a thriving Cathedral City situated approximately one hour's drive from Birmingham, Bristol and Cardiff with London being approximately 3 hour's drive away.

## **DESCRIPTION**

A modern portal framed building is clad in profile metal sheeting and includes a roller shutter door and pedestrian access doors. There are shared toilet facilities and a kitchenette in a separate building. The building is well insulated with good access and parking to the front of the unit.

## **ACCOMMODATION**

The building measures 43' x 105', giving a total gross floor area of 419 sq m (4,500 sq ft). Eaves height 6.3m and ridge height 6.9m.

## **SERVICES**

Mains water and electricity are available. 3 phase electricity is connected to the unit.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

## **RENT**

£24,750 plus VAT per annum payable quarterly in advance

## **TERMS**

The premises are to be let on a full repairing lease, excluded from the 1954 Landlord & Tenant Act, with the tenant required to keep the premises in their current condition. The length of the lease will be by negotiation.

## **LEGAL COSTS**

The in-going tenants will be responsible for the landlord's reasonable legal fees involved in the transaction.

## **PARKING**

Parking is available to the front of the unit.

## **VIEWINGS**

Strictly by prior appointment with the Sole Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555

*Services, fixtures, equipment, buildings and land – none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.*

## **MISREPRESENTATION ACT**

*These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.*