

KIRKENEL ORCHARDS PACK HOUSE, Ashford Carbonel, Ludlow, SY8 4DG



High Quality Agricultural Business Unit to Let



RENT – NEGOTIABLE

KIRKENEL ORCHARDS PACK HOUSE

ASHFORD CARBONEL, LUDLOW, SY8 4DG

Approx.720sqm High Quality Business Unit



INTRODUCTION

Bruton Knowles are delighted to have received kind instructions to let a high-quality agricultural packing unit with internal offices and warehouse space. The site can be let as a stand alone building or with a further 18 acres of arable land and the ability to have eight onsite workers caravans.

LOCATION

The property is located on the edge of the village of Ashford Carbonel, just off the A49 Trunk Road. It is accessed from a private drive off Huntington Lane, South East from the village centre.

Ashford Carbonel has direct access onto the A49 trunk road and lies approximately 10 miles north of Leominster, 22 miles north of Hereford, 4 miles south of Ludlow and 34 miles south of Shrewsbury.

Approximately 3 miles to the South is the junction with the A456 which provides access to Tenbury Wells, Worcester and the West Midlands.

THE PROPERTY

The property comprises of a detached high quality agricultural pack house with office space and a large warehouse with loading bay to the side and rear. The unit has a Total Gross Internal Floor Area of 720sq.m with ample parking and turning to the front. The building has a mezzanine first floor, providing high quality office space.

Access to the main building is via the main entrance foyer with stepped and sloped access.

The building historically has been used as a soft fruit agricultural pack house and is suitable for a range of uses for both agricultural and commercial. Should the interested person be looking for a commercial unit, change of use application will be discussed with the Landlord.

The immediate site is the pack house with parking, however should the successful tenant wish, the site has the capability to hold 8 seasonal workers caravans and has enough bore hole and septic tank capacity to support this.

ACCOMODATION

Total Gross Internal Floor Area: 720sq.m
A further 18 acres of arable land available by negotiation.

PLANNING

Interested parties are to make their own enquiries. It is understood that the premises has planning for an agricultural pack house. Should the successful tenant wish to change the use to commercial, the Landlord will discuss a change of use application. The property would lend itself to a variety of potential alternative uses.

SERVICES

We understand that there is a septic tank drainage and an ample bore hole supply for water. The property is connected to the Landlord's solar panels for electricity which is charged back to the tenant. Tenant is to maintain the bore holes and empty and maintain the septic tank.

TENURE

The premises are offered to let on a Farm Business Tenancy or Tenants Full Repairing and Insuring Business Contracted Out Lease for a length of term by negotiation from June 2024. There will be rent reviews at three yearly intervals.

LOCAL AUTHORITY

Herefordshire County Council
Blueschool Street
Hereford
HR1 2LX

MONEY LAUNDERING

Prospective tenants will be required to provide suitable financial references. The tenant will be responsible for payment by any charges incurred

BUSINESS RATES

The property has always been used for uses in connection with agriculture, therefore the building is not rates. Should the building become rated given it's use by the Tenant, the Tenant will be responsible for all costs associated with this.

VAT

In order to comply with anti-money laundering legislation All figures and prices are quoted exclusive of VAT.

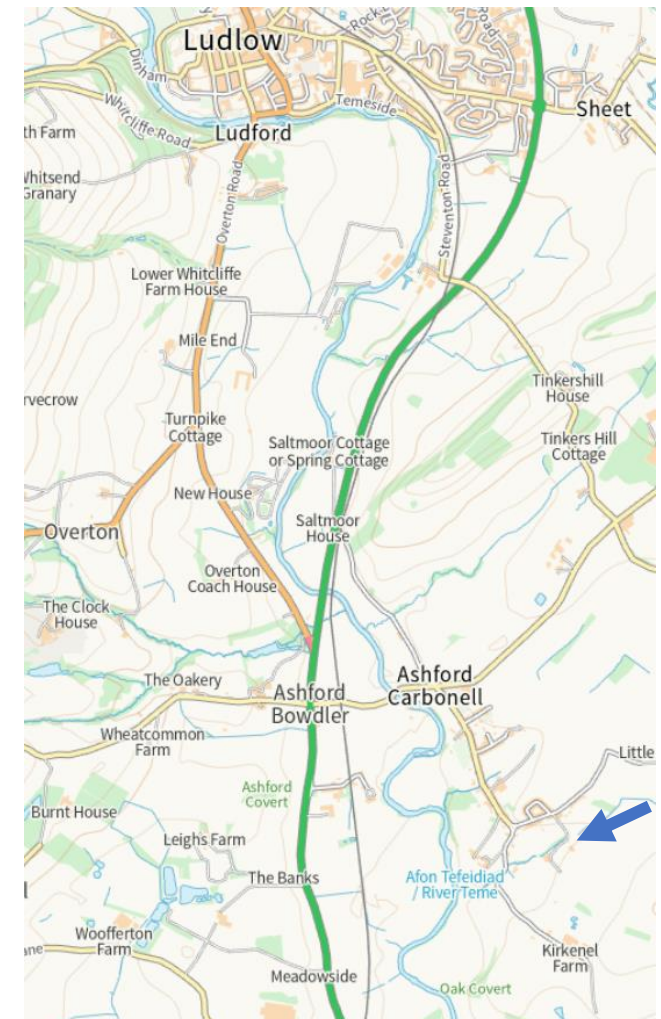
LEGAL COSTS

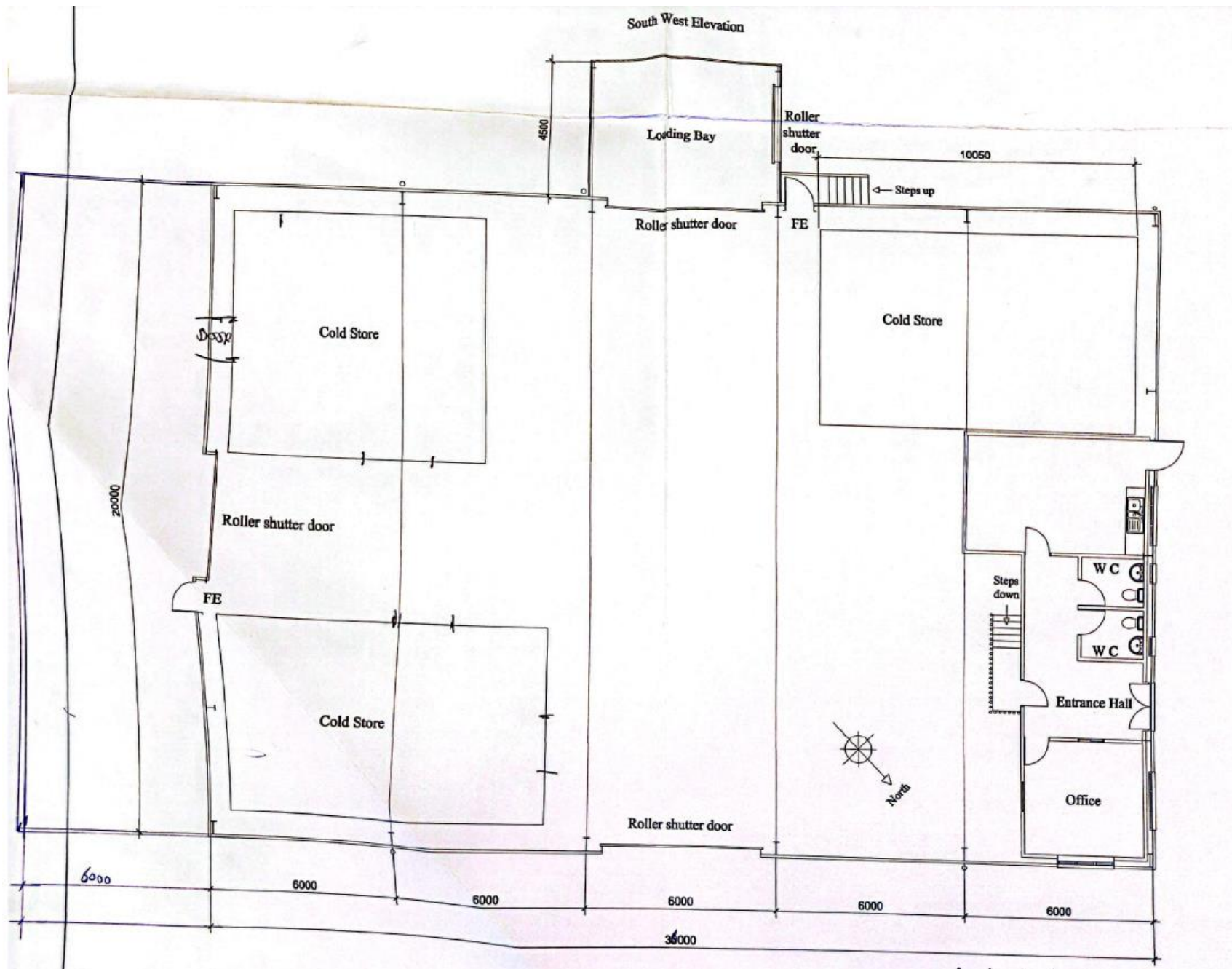
The incoming Tenant is to be responsible for the Landlord's legal costs in relation to the granting of the Lease.

VIEWING

The property can only be fully appreciated after an internal inspection. Strictly via prior appointment with the agents.

For more information or to arrange a viewing please contact **Hannah Morgan MRICS FAAV** on **01568 610007** or by email: hannah.morgan@brutonknowles.co.uk





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Building Plan



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