

## Re: Unit 1 Howsell Road Industrial Estate

From: John Adair (johnadair475@yahoo.co.uk)

To: adam@johngoodwin.co.uk

Date: Saturday, 30 September 2023 at 12:01 BST

Thanks Adam

On Friday, 29 September 2023 at 14:08:07 BST, Adam Goodwin <adam@johngoodwin.co.uk> wrote:

Dear John

Thank you for inviting me to visit Unit 1 Howsell Road Industrial Estate. The Unit briefly comprises Reception lobby; meeting room; WCs; shower room; kitchenette; store room; and open plan warehouse/office space. It extends to approximately 1236 SQ FT, and benefits from car parking to front and side. The unit is heated via an air source heat pump, and has single phase electricity, and mains water and drainage.

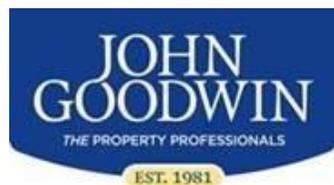
I understand you require a market appraisal for sale and rental, and with that in mind I would suggest a suitable guide price would be £145,000 with an aim of achieve toward £125,000-£135,000. A suitable rental figure would be £8,750 Per Annum Exclusive.

I trust the forgoing is sufficient for your needs at this time, and I would be delighted to act on your behalf and market the property for sale or to let. I can confirm my firm's fee would be a fixed fee of £2,500 plus VAT in the event of a successful sale, or £850 plus VAT for securing a suitable tenant. The only additional cost would be for marketing the property online and in the newspaper and we would cap the budget to £350 plus VAT.

If you have any questions please do not hesitate to contact me.

Kind regards

Adam



**Adam Goodwin BSc (Hons) MRICS**

Commercial Property Department, Manager

☎ 01531 634648 | Option 3

✉ adam@johngoodwin.co.uk | 🌐 www.johngoodwin.co.uk

🏠 3-7 New Street, Ledbury, HR8 2DX



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