



## Rural Offices, Yazor, Herefordshire

Formerly the Old School, situated in the hamlet of Yazor on the main Hereford to Kington (A480) road approximately 7 ½ miles from Hereford. There is ample car parking and a regular bus service to and from Hereford.

Approximately 900 sq.ft  
Small hallway  
Kitchenette and WCs  
1 large office 40'x20' approx.  
Small office 10'x10'  
Night storage heaters  
Mains electricity  
Septic tank drainage  
Non-Domestic rates  
Workshop 1  
RV £2,300 payable 2007-08 £1021.20  
Term – negotiable

Tenant's Fixtures  
Burglar Alarm  
Telephone system  
Carpets and blinds  
These fixtures are all the property of the previous tenant who will be pleased to negotiate a sale with the new tenants.

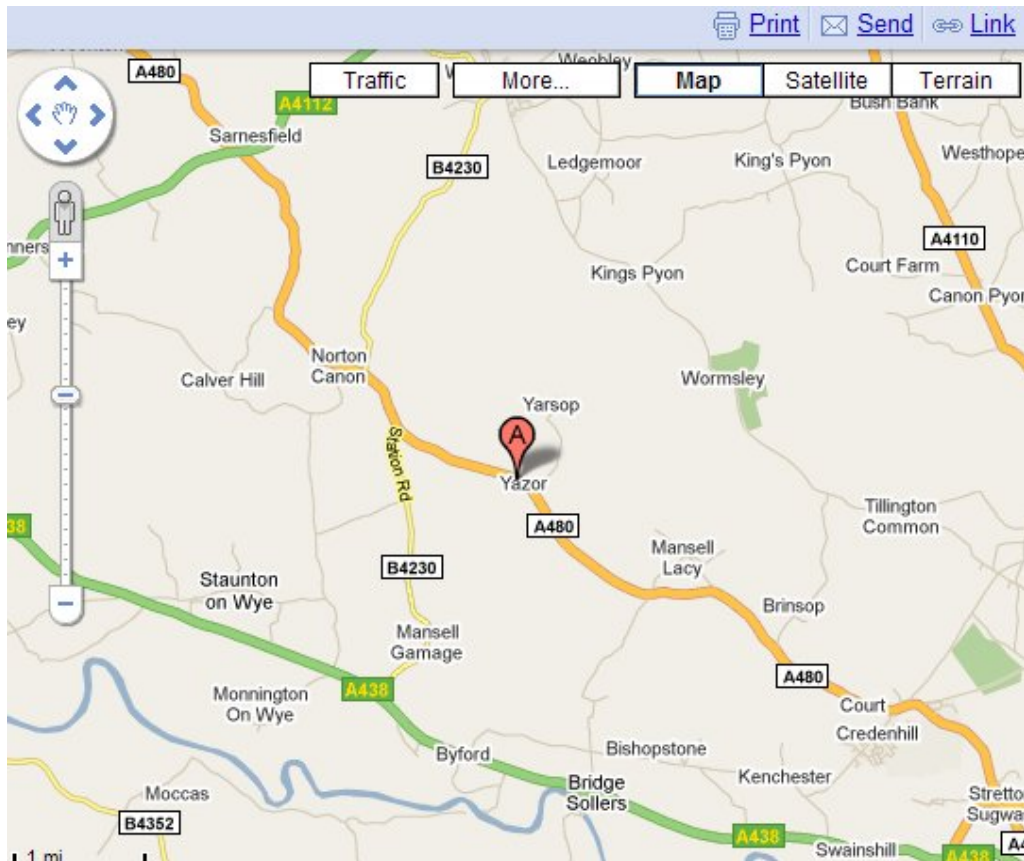
Note: The agents for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

[www.berringtons.com](http://www.berringtons.com) Telephone: 01981 570727 Facsimile: 01981 5707 Email: [post@berringtons.com](mailto:post@berringtons.com)

# Balfours with Berringtons

Property Professionals

## Rural Offices, Yazor, Herefordshire



Note: The agents for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

[www.berringtons.com](http://www.berringtons.com) Telephone: 01981 570727 Facsimile: 01981 5707 Email: [post@berringtons.com](mailto:post@berringtons.com)

**Rural Office, Yazor  
Application Form**

1. Name and address of applicant:  
.....  
.....
2. Trading name of business (if different to 1 above) and business address:  
.....
3. Relationship between 1 and 2 above:.....
4. Brief summary of business experience: .....  
.....  
.....
5. Location of existing business: .....
6. Scale of existing business (number of employees etc):  
.....  
.....
7. Type of business – brief description of trade or activity.....  
.....  
.....
8. Name of Manager who will control this business: .....
9. Name of another landlord from whom you rent space (if applicable):  
.....
10. Name, address and telephone number of Guarantor (if applicable)  
.....  
.....

**Please enclose with the application:-**

- 1. Name and address of your accountant:-**

.....  
.....

Note: The agents for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

**www.berringtons.com Telephone: 01981 570727 Facsimile: 01981 5707 Email: post@berringtons.com**

**2. Name of one further referee (existing landlord if possible):**

.....  
.....

**3. Please complete bank consent form**

In respect of some or all units, the estate reserves the right to visit and interview selected prospective tenants at their existing premises. At that stage additional supporting financial information may be required especially with regard to the larger sized units.

Signed .....

Dated .....

---

**CONSENT**

I/We.....consent to.....

.....Bank Plc of.....

providing a reference on me/us to Berringtons Ltd, The Estate Office, The Vallets, Wormbridge, Hereford, HR2 9BA. Please debit my/our account with the cost.

Signed.....Date.....

Account No.....Account Name.....

Sort Code.....

Note: The agents for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as a statement of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

[www.berringtons.com](http://www.berringtons.com) Telephone: 01981 570727 Facsimile: 01981 5707 Email: [post@berringtons.com](mailto:post@berringtons.com)