



## PIKADISH, NETHERWOOD ROAD, ROTHERWAS INDUSTRIAL ESTATE, HEREFORD, HR2 6JU

**Price £300,000**

EPC Rating 'TBC'

- Excellent estate café/restaurant with large car park
- Open plan kitchen and seating for circa 85 covers
- Second catering kitchen and ancillary service areas
- Good sized 1 bedroom flat with independent access

**Chartered Surveyors and Commercial Property Agents**

Web: [www.jdpsurveyors.co.uk](http://www.jdpsurveyors.co.uk)

Email: [enquiries@jdpsurveyors.co.uk](mailto:enquiries@jdpsurveyors.co.uk)

Tel: 01989 768555

6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

**jackson**   
preece

## LOCATION

Pikadish is situated on the Rotherwas Industrial Estate, to the south of the straight mile and surrounded by a number of commercial premises. Our client has operated the business under the current brand for a number of years and now wishes to retire. The property offers scope for further development of the existing trade through longer opening hours.

## ACCOMMODATION

The premises are available for immediate occupation and include a comprehensive trade inventory of fixtures and fittings.

### Ground floor

Restaurant area including open plan kitchen to rear of servery counter and arranged for approximately 85 covers.

Dry goods store; prep room with fridge/freezers, washup area; further catering kitchen.

Ladies and gentlemen's toilets.

### First floor

Spacious, self contained flat comprising a kitchen, living room, bathroom and double bedroom.

### Outside

Large tarmacadam car park, trade patio; 2 garages.

## SERVICES

Mains water, gas, drainage and 3 phase electricity are connected.

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.

## TERMS

The property is held under a 99 year lease from Herefordshire Council, dated 1 November 1983 and at a current rent of £5,600 pa.

## PRICE

£300,000 for the long leasehold interest to include the fixtures, fittings and goodwill.

## RATES

Rateable value £8,800.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWINGS

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



Services, Fixtures, Equipment, Buildings & 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.

## MISPRESENTATION 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.