



9 CANTILUPE ROAD, ROSS-ON-WYE, HR9 7AN

FOR SALE - CAFÉ/RETAIL PREMISES

Price £220,000

EPC Rating 'B & D'

- Café/retail premises situated in a good secondary town centre location
- Excellent modernised self-contained 2 bedroom flat
- Commercial space extends to approximately 620sq ft
- Adjacent main bus stops for town

Chartered Surveyors and Commercial Property Agents

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

jackson 
preece

LOCATION

The unit is situated in the centre of the market town of Ross on Wye which has a population of approximately 10,000. It is located adjacent to the main bus stops for the town, Ross library, and other local retailers.

The busy market town is ideally situated at the end of the M50 which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 3 hours distant.

DESCRIPTION

The property comprises a detached brick building, with an attractive bay frontage. Formerly the building was used as a café and includes a self-contained 2 bedroom flat at first floor.

ACCOMMODATION

Internally, the ground floor includes a main open plan café/retail/office space, rear lobby and disabled compliant WC. With access from the side of the building or the rear lobby there is an outside storage/garden area with external metal staircase to the first floor comprising a patio, with double doors to an open plan living room, kitchen, shower room and two bedrooms.

SERVICES

Mains water, drainage, gas and electricity are connected. Gas fired central heating.

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.

PRICE

£220,000 for the freehold interest.

RATES

Rateable value - £5,400. Small Business Rate Relief may be available on this property. All interested parties should verify they are eligible with Herefordshire Council. Council Tax Band A.

LEGAL COSTS

Each party to be responsible for their own legal costs in this 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.

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.