



TO LET - 2 TRENCHARD STREET, ROSS ON WYE, HR9 7DE

1,590 sq ft (147.15 sq m)

£11,750 pax

EPC Rating 'E'

Prominent and well located

Suitable for a variety of commercial uses (STP)

Fenced and Gated site

8/9 car parking spaces

Chartered Surveyors and Commercial Property Agents

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

jackson 
preece

LOCATION

Trenchard Street is situated on the Northern Edge of the market town of Ross on Wye close to the junction with Homs Road. The town has a population of approximately 10,000. 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 2.5 hours distant.

DESCRIPTION

Mid terrace commercial unit of portal frame construction, profiled cladding to the elevations under a pitched and profiled sheet roof. Currently arranged as a retail unit the property may suit a variety of uses, subject to obtaining the necessary planning consents. The property benefits from UPVC shop fronts and entrance doors to the front elevation. Internally a suspended ceiling has been installed and the walls lined internally with a painted plaster finish.

WCs and a kitchen area are installed. The fitted kitchen and electric powered heating system are available to purchase from the previous tenants (further details available from the marketing agents).

Externally, and in common with other occupiers in the terrace, the property benefits from a fenced and gated front yard/circulation area and exclusive parking for 8/9 cars.

ACCOMMODATION

The property has a floor area of approximately 1,590 sq ft (147.15 sq m) measured on a Gross Internal Area (GIA) basis.

SERVICES

Mains water, drainage and 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.

RENT

£11,750 per annum exclusive

TERMS

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

RATES

The property is assessed as Craft Warehouse and Premises with a Rateable Value of £9,500 (2023 listing)

LEGAL COSTS

The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved 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 Jonathan 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements