



26 STATION STREET, ROSS ON WYE, HEREFORDSHIRE. HR9 7AG

FOR SALE – COMMERCIAL UNIT

£77,500

EPC Rating 'E'

Freehold Commercial Unit

Town Centre Location

Suitable for a variety of uses (STP)

Self contained with welfare facilities

Chartered Surveyors and Commercial Property Agents

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

jackson 
preece

LOCATION

Situated on Station Street, close to the junction with Broad Street within the main retail area of Ross On Wye.

The unit is situated in the centre of the market town of Ross on Wye which 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

A commercial unit fronting directly onto Station Street.

The property is constructed of facing brickwork to the elevations under a pitched, profiled and insulated roof incorporating translucent rooflights.

Internally the property comprises a main workspace area with a store, kitchen area and WC located off.

The property benefits from a glazed shopfront and glazed timber entrance door.

Currently used as a workshop, however may be suitable for a variety of uses subject to obtaining the necessary planning consents

ACCOMMODATION

Floor area of approximately 466 sq ft (43.29 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.

TERMS

£77,500 for the freehold interest with vacant possession upon completion.

RATES

The property is assessed as Shop and Premises with a Rateable Value of £4,450 (2023 Listing)

LEGAL COSTS

Each party to be responsible for the Landlord's reasonable legal fees involved in the transaction.

VIEWINGS

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



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan D 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 Jonathan D Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan D 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.