



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

**TO LET-RETAIL/OFFICE PREMISES**

**Rent £7,500 pa**

- \* Retail/Office Premises
- \* Approximately 620 sq.ft.
- \* Good secondary location
- \* Adjacent main bus stops for Town

**Chartered Surveyors and Commercial Property Agents**

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Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

**jonathan**   
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 the ground floor of a detached brick building, with an attractive bay frontage.

## **ACCOMMODATION**

Internally, the property includes a main open plan 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.

## **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.

## **TERMS**

A new internal repairing and decorating lease with the term to be by negotiation. The tenant to be responsible for the interior of the shop and shop front. The small planted garden area, patio and side path to be maintained and kept in good repair. A deposit will be required equivalent to one quarter's rent.

## **RATES**

Rateable value - £5,400. Small business rate relief may be available.

## **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, Jonathan Preece, Surveyors & Commercial Agents 01989 768555

Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan 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 Jonathan 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.