



8 GLOUCESTER ROAD, ROSS ON WYE, HR9 5BU

TO LET – PRIME RETAIL UNIT

Rent £15,000 pa

EPC Rating 'C'

- Prime retail unit in Town Centre.
- Ground floor retail unit approximately 1,458sq ft.
- Excellent double frontage with street parking outside.
- Nearby occupiers include Wetherspoons, Domino's, William Hill, Subway and TSB

Chartered Surveyors and Commercial Property Agents

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

jackson 
preece

LOCATION

The retail unit is situated in the centre of the market town of Ross on Wye which has a population of approximately 10,000 and is a popular tourist destination. 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

A prime retail unit of approximately 1,458sq ft located on Gloucester Road and available to let. Some of the nearby occupiers include Wetherspoons, Domino's, William Hill, Subway and TSB together with a number of local businesses. Gloucester Road forms an important part of the town's one way traffic system which has wide pavements offering a pleasant shopping environment.

ACCOMMODATION

The double fronted unit comprises an internal width of 8.33m max, built depth of 16.67m max and a retail area of approximately 135sq m/1,458sq ft. The retail area has been sub-divided to form a rear lobby, office, wc and kitchenette.

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

The lease will be on internal repairing terms with the tenant responsible for the shop frontage. The tenant will contribute towards the cost of the repair of the building and insurance.

RENT

£15,000 plus VAT per annum exclusive of rates and payable quarterly in advance.

RATES

Rateable value £19,250.

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.

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.