



1 GEORGE PLACE, GLOUCESTER ROAD, ROSS ON WYE, HR9 5BS

TO LET – OFFICES

£7,500 pa

EPC Rating 'C'

- Modern First Floor Offices in Centre of Town – 1,020 sq ft (95 sq m)
- Ground Floor Entrance Lobby from Gloucester Road
- Three Individual Offices with Gas Fired Central Heating
- Ground Floor Retail Unit Currently Available

Chartered Surveyors and Commercial Property Agents

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Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

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

jackson 
preece

LOCATION

The offices are 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 3 hours distant.

ACCOMMODATION

In more detail the offices comprise:- (All measurements are approximate and should be checked on site)

NB The ground floor retail unit is currently available and the premises could be available as a whole

First Floor (accessed via a new staircase from ground floor with Reception Lobby)

Office 1, Server Room, Store

Meeting Room

Office 3

Kitchen/Staff Room

Ladies, Gents & Disabled WC

Kitchen & Staff Room Meeting Room



SERVICES Mains electric, gas, water and drainage 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.

LEASE TERMS The term of the lease will be by negotiation

RENT £7,500 per annum payable quarterly in advance

LEGAL FEES The tenant will be responsible for the landlord's legal fees

RATEABLE VALUE To be assessed

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

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

IMPORTANT NOTICES

Services, Fixtures, Equipment, Buildings & Land – none of these have been tested by Jackson Preece Surveyors. Any interested party will need to satisfy themselves as to 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 Surveyors, shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Surveyors 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.