



## TO LET - 27 BROOKEND STREET, ROSS-ON-WYE, HR9 7EE

**APPROX 357 SQ FT (33.25 SQ M)**

**£7,500 per annum plus VAT**

EPC Rating 'TBC'

- A newly refurbished ground floor retail unit in the centre of town
- Excellent location
- Close to a large public car park
- Nearby occupiers include antique dealers, music shop and hairdressers

**Chartered Surveyors and Commercial Property Agents**

Web: [www.jdpsurveyors.co.uk](http://www.jdpsurveyors.co.uk)

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

**jackson**   
preece

## LOCATION

This newly refurbished retail unit is situated close to 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 are all approximately one hours' drive with being London approximately 3 hours.

## DESCRIPTION

A mid terrace ground floor retail unit which has recently been refurbished. It is located on one of the main streets in the town centre of Ross-on-Wye and is directly opposite Aldi supermarket. The unit is suitable for a range of uses.

### Main features:

- \*Large open plan unit with an additional smaller room located at the rear
- \*Excellent location
- \*Kitchenette and WC facilities
- \*Rear pedestrian access

## SERVICES

Mains water, drainage and electricity are connected. Water and sewage are charged by the landlord at £35 p/m.

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

£7,500 per annum

## TERMS

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

## RATES

Rateable Value £5,600 (1 April 2023 to present)

## LEGAL COSTS

Both parties to pay their own legal fees.

## VAT

All prices quoted are exclusive of VAT

## VIEWINGS

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

