



## **WOLF BUSINESS PARK, ALTON ROAD, ROSS ON WYE, HR9 5NB**

### **FOR SALE – POTENTIAL DEVELOPMENT SITE      OIRO £3.5M COMPRISING OFFICES & WAREHOUSES**

- Prominent commercial site with potential for development – 4.66 acres
- Offices, warehousing & showrooms extending to 5000 sq m (VP)
- Two investment units extending to 520 sq m, producing £40k pa
- Excellent access adjacent A40 leading to M50/M5/M4 motorways

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## Wolf Business Park, Alton Road, Ross On Wye, HR9 5NB

### LOCATION

The property is situated on one of the principal entrances to the town of Ross on Wye adjacent to the A40. The town has a population of approximately 11,000 and has seen substantial residential growth in recent years. The A40 provides an excellent connection to M50/M5/M4 motorways. Birmingham, Bristol & Cardiff are approximately 1 hours' drive and London approx. 3 hours' distant.

### DESCRIPTION

As shown on the OS extract below, the site extends to approx. 4.66 acres (1.89 ha).

It was principally developed in 1960s by Wolf Tools to provide warehousing, offices and showrooms for the Company. In approximately 2002, a further two industrial units were constructed to the rear of the site (Units 6 & 7).

### ACCOMMODATION (Approximate measurements of gross internal areas)

Units 1, 2, 3 & 4 are let on a License or Lease Agreement, with vacant possession able to be granted on the giving on a month's notice.

Units 1, 2 & 3	Offices	Ground & First Floor	GIA	880 sq m
	Warehousing	Ground Floor		3,358 sq m
Unit 4	Showroom	Ground Floor		470 sq m
	Offices	First Floor		330 sq m
<b>TOTAL</b>				<b>5,038 sq m</b>



*Units 1,2 & 3 (rear)*



*Units 1, 2 & 3 (front)*

Unit 5 is let on a commercial lease to Wolsey

Unit 6 is let on a commercial lease to RAGS. Both leases and protected by the 1954 Landlord & Tenant Act.

Unit 5	Wolsey	Ground Floor		260 sq m
Unit 6	RAGS	Ground Floor		260 sq m
<b>TOTAL</b>				<b>520 sq m</b>



## PLANNING

The site was the subject of a Planning Application and Appeal by Lidl (UK) Ltd. The link to the planning records is:

[https://www.herefordshire.gov.uk/info/200142/planning\\_services/planning\\_application\\_search/details?id=190114&search-term=wolf%20bus](https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190114&search-term=wolf%20bus)

## SERVICES

Mains water, electricity, gas and drainage are connected to site.

This property known as Hildersley House and Cottage currently drain through the site. Any existing services to the retained land will need to be maintained or re-routed by arrangement.

## TERMS

The site is available freehold, subject to the commercial leases on Units 5 & 6. Vacant possession is available on the remainder of the accommodation if required.

## GUIDE PRICE

£3.5m + VAT is being sought for the property.

## SCHEDULE OF CURRENT TENANTS

Information regarding occupiers and leases has been provided by the vendors and is current as at 12.5.23.

Unit	Tenant	Licence/Lease	Start date of tenancy	Rent pcm
				ex VAT
Unit 2/C	Alan Keef Ltd.	Licence	01.04.13	£645.00
Unit 2/D Office	The Sign Shop	Licence	01.04.14	£200.00
Unit 2/E	Tomatrol Control Ltd	Licence	01.02.20	£0.00
Unit 2/F	Steve Bennett Garages	Licence		£400.00
Unit 4 Offices 1 & 2	East Recruitment Admin Ltd.	Licence	01.03.15	£630.00
Unit 4 Office 5,6 & 7	Cagle Security Services	Licence	01.04.15	£1,000.00
Unit 4, Office 11	Moonlight Healing	Licence	01.10.22	£208.33
Unit 4 The Showroom	Coppice Old Pine	Licence	01.04.11	£840.00
Units 1, 2/A, 2/B, 2/D & 2/F	Westons Cider	Licence	01.04.23	£10,000.00
Unit 3, 1-6	Ross New Horizon Centre (Charity)	Licence	01.11.17	0
Unit 5	Wolseley (UK) Ltd	Lease (exp 4.3.25)	05.03.20	£1,583.33
Unit 6	RAGS	Lease (exp 22.4.24)	23.04.19	£1,750.00

## VIEWINGS

Jonathan Preece is dealing with all viewings and the sale of this site and can be contacted on 07976 235670 or [jp@jdpssurveyors.co.uk](mailto:jp@jdpssurveyors.co.uk)

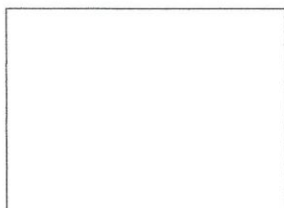
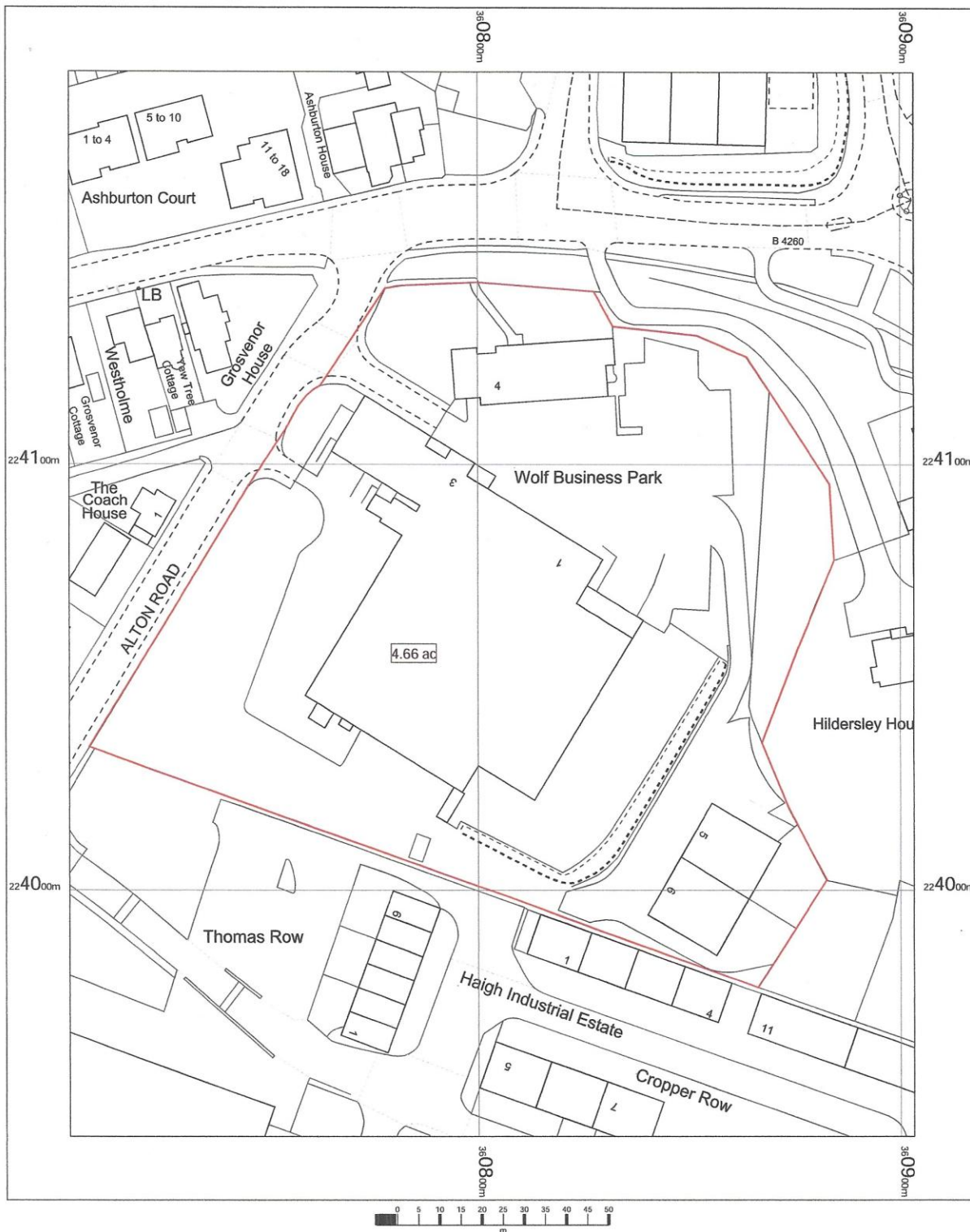
## EPC

Pending

## MISREPRESENTATION ACT

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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.



OS MasterMap 1250/2500/10000 scale  
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