46F BROAD STREET, ROSS ON WYE HR9 7DY

TO LET – TOWN CENTRE OFFICE

£4,200 pa

EPC Rating 'E'

- First Floor Office extending to 344 sq ft (32 sq m) approx
- Totally Refurbished with suspended ceiling, perimeter trunking, double glazing and carpets
- Entrance off Broad Street with Door Entry System & Sainsburys Car park
- Private Parking Space Available

Chartered Surveyors and Commercial Property Agents

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Tel: 01989 768555
Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

LOCATION

The property is situated in the heart of the town centre and is accessed either from Broad Street or The Maltings Car Park. Ross On Wye which enjoys a strategic location at the commencement of the M50 offering rapid access to Birmingham and the Midlands via the M50 and M5, Cardiff, Bristol, South Wales and London via the A40, M4 and M5.

ACCOMMODATION

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

Total floor area - 344 sq ft (32 sq m)

The first floor offices benefit from electric heating, suspended ceiling, LED lighting, carpeting, perimeter trunking for data and power and double glazing.

Shared WC's and Kitchenette with Ground Floor Office

The entrance from Broad Street benefits from a door entry system.

PARKING A private car parking space in Malting Car Park adjacent to the office is available at £500.00 per annum (£41.67 pcm)

EPC RATING Band E - A copy of the EPC is available from the Agent's offices.

SERVICES - Mains water, electricity and drainage are connected to the property.

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.

RENTAL £4,200.00 per annum payable quarterly in advance by standing order.

LEASE TERMS A new lease on internal repairing terms with the tenant responsible for the repairs and maintenance of the property. The Landlord meets the cost of electric and water to the common parts, but the cleaning and maintenance is the responsibility of the tenants, however, if this cannot be agreed, the Landlord reserves the right to charge for cleaning.

BUILDINGS INSURANCE The premium is re-charged to the tenant and is currently £88.22 and renewed in July each year.

RATEABLE VALUE £2,375

(Small Business Rate Relief may be applicable to this property. Enquiries should be made of Herefordshire Council and interested parties should verify such information for themselves)

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

VIEWING By prior appointment with the Sole Letting Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

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 Jonathan Preece Surveyors, shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements