

TO LET

Ross on Wye 6-7 Broad Street HR9 7EA

Sales Area	73.61 sqm	792 sq ft
First Floor	65.20 sqm	702 sq ft
Total	138.81 sqm	1494 sq ft

- Prominent retail premises in popular town centre
- Corner position
- Immediately available
- New lease

0121 643 9337

johnsonfellows.co.uk

TO LET

LOCATION

The property is situated in a prominent corner position within the popular town centre of Ross on Wye. The property fronts Broad Street at the corner with New Street. Ross on Wye is situated off the A40 with access to the M50 at the Traveller's Rest roundabout.

DESCRIPTION

The property is a two storey semi-detached building of brick construction with rendered elevations under a pitched slate roof. The ground floor accommodation is laid out to sales area with staircase to the rear leading to the first floor stores / office, kitchen and toilet. There is rear access via a small yard with pedestrian gate to New Street.

ACCOMMODATION

The approximate net internal floor area is: -

Sales Area	73.61 sqm	792 sq ft
First Floor	65.20 sqm	702 sq ft
Total	138.81 sqm	1494 sq ft

TENURE

The property is available by way of a new lease for a term of years to be agreed.

RENT

Asking rent offers over £18,000 per annum.

VAT

The property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

D - 83

RATEABLE VALUE

£23,750

Interested parties should verify this information with the local rating authority.

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TOYS AT POCKET
FRIENDLY PRICES

TO LET

LEGAL COSTS

Each party is responsible for their own legal costs.

TIMING

Possession is available upon completion of legal formalities and vacant possession.

VIEWING

All viewings by prior appointment through this office. For viewings contact Caren Ryan on 0121 643 9337

CONTACT

Richard Bache

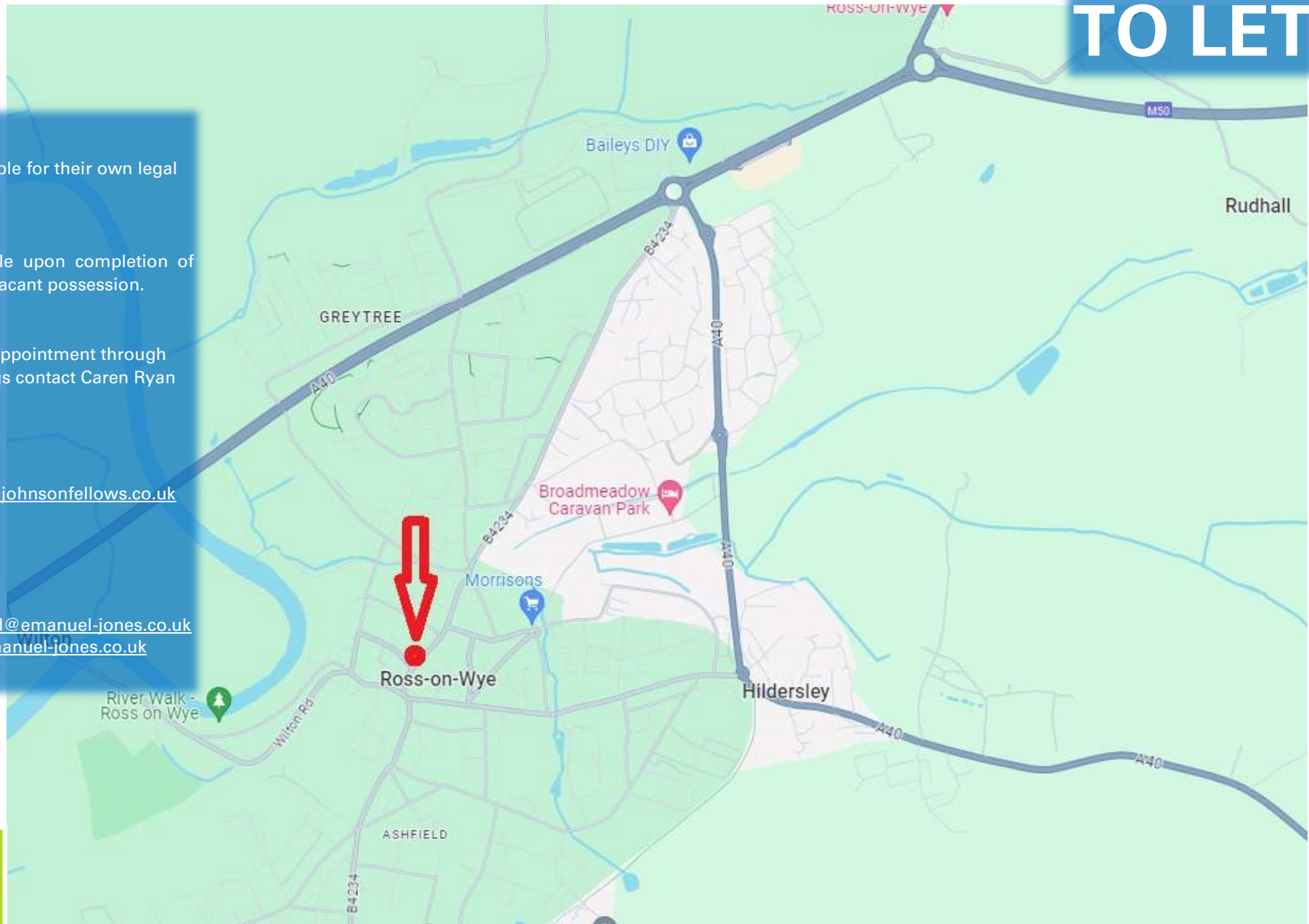
Email: richard.bache@johnsonfellows.co.uk

Or our Joint Agents:

Emanuel Jones

David Williams – david@emanuel-jones.co.uk

Luca Piazza - luca@emanuel-jones.co.uk



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