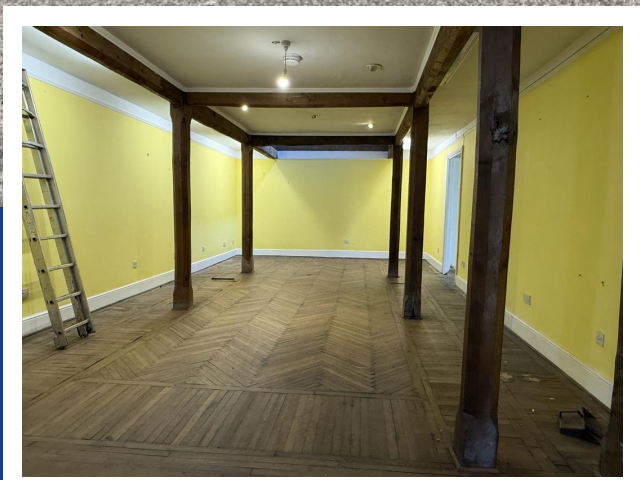


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



23-24,
Brookend Street, Ross-on-wye,
HR9 7EE

- **COMMERCIAL PREMISES AVAILABLE TO LET**
- **BEAUTIFUL GRADE II LISTED BUILDING**
- **EXTENDING TO APPROXIMATELY 1198 SQ FT (111.29 SQ M)**
- **VIEWING HIGHLY RECOMMENDED**
- **RENT: £14,000 PER ANNUM EXCLUSIVE**

Ledbury Office

01531 634648

3-7 New Street, Ledbury, HR8 2DX

commercial@johngoodwin.co.uk

www.johngoodwin.co.uk



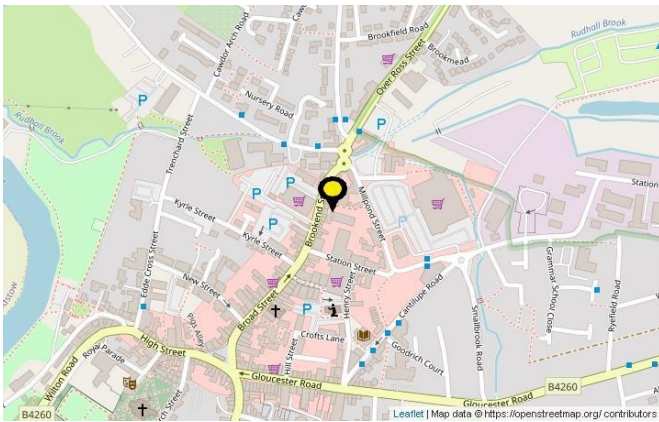
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
23-24 Brookend Street	The premises are situated on the ground floor, with a large open plan area, together with WC and kitchenette facilities.	1,198 Sq Ft (111.29 Sq M)	£14,000.00
	TOTAL	1,198 Sq Ft	£14,000

Location

The picturesque town of Ross-on-Wye stands high up on a sandstone promontory overlooking the famous horseshoe bend of the River Wye. With its central stone built Market House the town has for centuries been a crossing point of both east and west, and north and south routes, and the town still has a high number of independent traders with all of the friendliness and familiarity that that involves. Many travel to the area for canoeing, fishing or mountain biking, and wider Herefordshire, with its productive agricultural bounty offers many beautiful walks and a wide range of sports and pastimes. The town benefits from a mixed employment base and enjoyed a wide rural catchment and tourist industry.

Description

The premises form part of a Grade II Listed Building, situated on Brookend Street, which is conveniently located in close proximity to the town centre, and car parking. The building provides useful commercial space situated on the ground floor, and the landlord has a refurbishment plan for the building in mind and viewing is highly recommended to fully appreciate the size and versatility of the space available to let, which lend themselves to a variety of uses, subject to necessary consents.



Tenure

TENURE- The premises are available to let on a new lease of negotiable length to be excluded from the landlord and tenant act 1954 on an internal and insuring basis to include shop frontage.

RENT- £14,000 per annum exclusive.

LEGAL FEES- Each party to be responsible for their own legal fees.

DEPOSIT- A deposit will be required equivalent to one quarters rent.

Business Rates

The premises will be subject to refurbishment and altered internally, therefore, the Valuation Office Agency will need to prepare a revised Valuation.

Rateable Value 2017:

Viewings

By appointment to be made through the Commercial Department at the Agent's Ledbury Office, Tel 01531 634648 Option 3

Agent Notes & Planning

PLANNING - We believe the current use class associated with the premises is Class E (a) retail and interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable.

EPC RATING - tbc

Services

We have been advised that mains electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

From the Agent's Office turn left into Gloucester Road turning right at the Market Place into Broad Street, and continue along this Street continuing into Brookend Street. The premises can be found on the right hand side opposite the entrance into Aldi, indicated by our to let board.

POST CODE - HR9 7EE

WHAT3WORDS - ///idealist.mixes.outwards

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.



MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.