

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



10,
Broad Street, Ross-on-wye, HR9
7EA

- **RETAIL PREMISES AVAILABLE TO LET**
- **TOWN CENTRE LOCATION**
- **EXTENDING TO APPROXIMATELY 1034 SQ FT (96.06 SQ M)**
- **COMPRISING GROUND FIRST AND SECOND FLOORS**
- **RENT: £14,000 PER ANNUM EXCLUSIVE**

Ledbury Office

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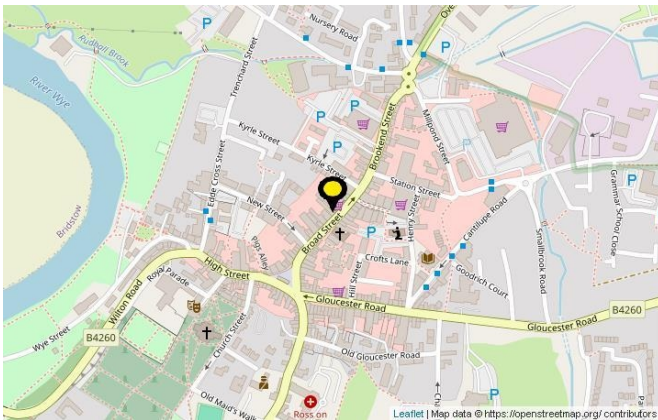
Area/Name	Description	Approx Sq Ft (Sq M)	Rent/Price
10 BROAD STREET	the property comprises ground floor shop extending to approx. 488 sq ft, with prominent display area and stairs to first floor; first floor with open plan area outside area and kitchenette/wc approx. 343 sq ft; and second floor store room/office 203 sq ft.	1,034 Sq Ft (96.06 Sq M)	
TOTAL		1,034 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 property is situated on Broad Street, which is conveniently located in the Town Centre benefiting from prominent display frontage. The building provides useful space to ground, first and second floor extending to approximately 1034 sq ft with the opportunity for an incoming tenant to refurbish the space available to suit their requirements and proposed use, subject to the necessary consent.



Tenure

TENURE- The property is available to let on a new lease of negotiable length and terms. Incentives are available and dependent upon covenant strength and proposed use.
RENT- £14,000 per annum exclusive.

LEGAL FEES- The incoming tenant will contribute towards the landlord's reasonable legal costs.

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

Business Rates

This information has been obtained from the Valuation Office Agency website and all interested parties are therefore advised to verify these figures with the local billing authority.

Rateable Value 2017: £9,900

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 - C (57). <https://find-energy-certificate.service.gov.uk/energy-certificate/7429-2279-2909-9329-7507>

Services

We have been advised that mains services 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 and the property can be found after a short distance on the left hand side indicated by our to let board.

POST CODE - HR9 7EA

WHAT3WORDS - ///extremes.bordering.receiving

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.