

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



First Floor Offices, The Corn Exchange

7 High Street, Ross-on-wye, HR9 5HL

- **FIRST FLOOR OFFICE ACCOMMODATION AVAILABLE TO LET**
- **EXTENDING TO APPROXIMATELY 1,361 SQ FT (126.44 SQ M)**
- **TOWN CENTRE LOCATION - ROSS-ON-WYE**
- **WITH LIFT PROVIDING ACCESS TO GROUND AND FIRST FLOOR**
- **RENT: £10,750 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
GROUND FLOOR	the premises is approached from the High Street, with access via glazed pedestrian doors, with access to lobby with stairs and lift to first floor, together with cupboard and WC facilities.	389 Sq Ft (36.14 Sq M)	
FIRST FLOOR	the first floor provide large landing with WC facilities, small kitchenette area, and access to four large rooms with approximate dimensions: Room 1 - 5.47m x 4.84m; Room - 2 8.45m x 4.83m; Room 3 - 3.12m x 5.00m; and Room 4 3.90m x 2.00m	972 Sq Ft (90.30 Sq M)	
TOTAL		1,361 Sq Ft	£10,750

Location

The property is located in the picturesque market town of Ross-on-Wye, situated at the top of the High Street (B2460). Ross-on-Wye is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries and a community hospital. It also benefits from excellent transport links, acting as the gateway to South Wales via the A40. Furthermore the city of Hereford is just 15 miles away and Gloucester 18 miles away. The property is also just 3 miles from the M50, providing convenient access to nearby towns such as Newent, Ledbury and Malvern, as well as a direct connection to the M5 for easy travel to the Midlands and the South.

Description

The accommodation is situated on the first floor of a Grade II listed building, and extends to approximately 1,361 sq ft. The property benefits from kitchenette and two WCs, providing convenience for occupiers. A standout feature is the lift access, offering excellent support for individuals with mobility needs. Viewing is highly recommended to fully appreciate the versatility of the space available, and views over the town centre and large rooms able to accommodate a growth business. The configuration of the accommodation provides a flexibility making the premises suitable for a variety of uses subject to necessary consents.



Tenure

TENURE- The premises are available to let on a new lease of negotiable length on terms to be agreed.

RENT- £10,750 per annum exclusive

SERVICE CHARGE- Is applicable and further details available upon request.

LEGAL FEES- Each party will be responsible for their own legal costs.

DEPOSIT- The incoming tenant will be required to pay a deposit equivalent to three months rent.

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: £14,000

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 - It is recommended that interested parties make their own enquiries to the local planning authority to confirm their proposed use is permitted.

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 agents Ross Office turn left toward the High Street, and continue until you reach Rossiter Books, with the premises located on the first floor with access to the right hand side of the bookshop.

POST CODE - HR9 5HL

WHAT3WORDS - ///look.pardon.unfounded

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.

