



11 Market Place, Ross-on-Wye, HR9 5NU

- PRIME TOWN CENTRE LOCATION WITH HIGH FOOTFALL
- EXTENDING TO APPROXIMATELY 1,413 SQ FT NIA
- ACCOMMODATION PROVIDED OVER THREE STOREYS
- FIRST FLOOR AND SECOND FLOOR STORE ROOM
- PROMINENT DISPLAY WINDOWS
- RENT: £15,000 PER ANNUM EXCLUSIVE

LOCATION

Ross-on-Wye is an attractive and well-established town in Herefordshire, serving a wide rural catchment and benefiting from strong visitor numbers throughout the year. Known as a gateway to the Wye Valley Area of Outstanding Natural Beauty, the town combines a vibrant mix of independent retailers, national multiples, cafés, restaurants and professional services, creating a healthy commercial environment. Ross-on-Wye can list an impressive number of national and regional firms relative to it's size, which include: Costa Coffee, a number of banks and building societies, Card Zone, Boots, Mountain Warehouse.

The town is strategically positioned on the A40 and A49, providing excellent road connections to Hereford, Gloucester, Cheltenham, Worcester and South Wales, with the M50 motorway located nearby for wider regional access. Ross-on-Wye offers a range of public car parks and convenient pedestrian routes, supporting good town-centre footfall. Its attractive historic core, regular markets and year-round tourism contribute to a stable local economy, making Ross-on-Wye a strong location for retail, leisure and service-based commercial occupiers.



SITUATION

11 Market Place occupies a prominent and historic position situated in the heart of Ross-on-Wye, a thriving picturesque Herefordshire market town renowned for its strong independent retail offer, attractive architecture. The area forms the focal point of the town centre, anchored by the landmark Market House and surrounded by a mix of national retailers, quality independents, cafés, restaurants, and professional service businesses.

Benefiting from high pedestrian activity throughout the day, the Market Place acts as a key link between Broad Street, High Street and Gloucester Road, ensuring strong visibility for any occupier. Regular markets, seasonal events and tourism associated with the Wye Valley Area of Outstanding Natural Beauty contribute to Ross-on-Wye's popularity. Several public car parks lie within a short walk of the Market Place, supporting passing trade for retail, leisure and service-based occupiers.

This vibrant central location offers an attractive trading environment suitable for a wide range of commercial uses.

Destination	Approx. Distance	Approx. Travel Time
Hereford	16 miles	25–30 mins
Gloucester	18 miles	25–30 mins
Cheltenham	25 miles	35–40 mins
Monmouth	11 miles	15–20 mins
Ledbury	12 miles	20–25 mins
Worcester	30 miles	45–50 mins

ACCOMMODATION



Versatile Space,
suitable for a variety of
uses



Area	Description	Size
Ground Floor	The Sales Area is accessed via pedestrian doors fronting Market Place, and benefit from open plan area, with storage cupboard to the rear, and stairs providing access to the upper floors.	595 sq ft (55.36 sq m)
First Floor	The First Floor provides a predominantly open plan area and is currently used for storage and provides access to a covered area of flat roof.	422 sq ft (41.06 sq m)
Second Floor	The Second Floor is currently used as ancillary accommodation for staff, kitchenette, and WC facilities with roof space access.	396 sq ft (36.84 sq m)

DESCRIPTION

11 Market Place is an attractive building enjoying a prominent position in a town centre location. The property has excellent display windows fronting one of the town's main arterial routes and as such benefits from a high level of both vehicle and foot traffic. The premises is accessed via a pedestrian door to the front elevation, which opens onto the main open plan sales area, stairs provide access to the upper floors. There is a WC and small kitchenette on the 2nd floor. There is a loft hatch providing access to roof space with dormer windows.

The property is located within the Conservation Area for the town centre.

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.

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.

ENERGY PERFORMANCE CERTIFICATE

The EPC Rating for this property is C (65) <https://find-energy-certificate.service.gov.uk/energy-certificate/0657-2462-0638-3424-2392>.

BUSINESS RATES

The Rateable Value is £13,750. Please note post code at VOA: HR9 5NX

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. The local billing authority is Herefordshire Council.

Viewing Highly Recommended

VIEWING ARRANGEMENTS

The property is available for viewings through the Agent's Commercial Department.

Tel: 01531 634648 option 3.

E-Mail: commercial@johngoodwin.co.uk

Address:

3-7 New Street Ledbury, HR8 2DX (Ledbury)

Stroud House, Gloucester Road, Ross-on-Wye, HR9 5LE (Ross)

DIRECTIONS

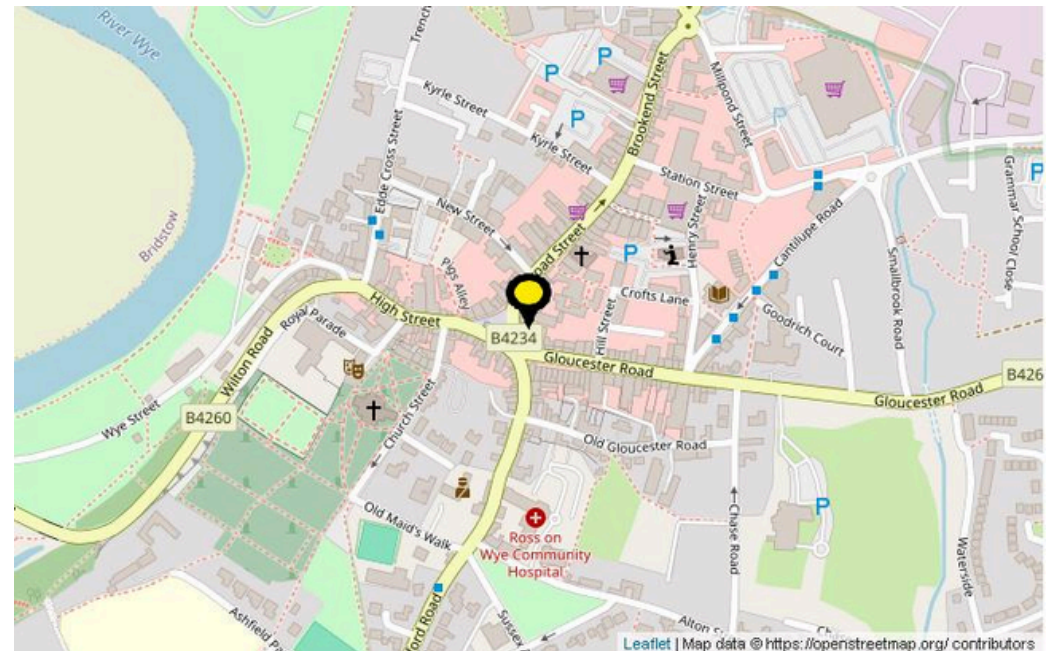
From the agent's Ross Office, turn left, and continue until you reach Market Place. The property can be found after a short distance on your right hand side.



POST CODE: HR9 5NU



WHAT3WORDS: ///shepherds.books.test



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.



Proposed Terms - Subject to Contract

The property is available to let on a new lease for a proposed term of five years on a full repairing and insuring basis, at a rent of £15,000 per annum exclusive and rent review at the third anniversary. A deposit may be requested dependent upon covenant strength. With each party being responsible for their own legal fees.

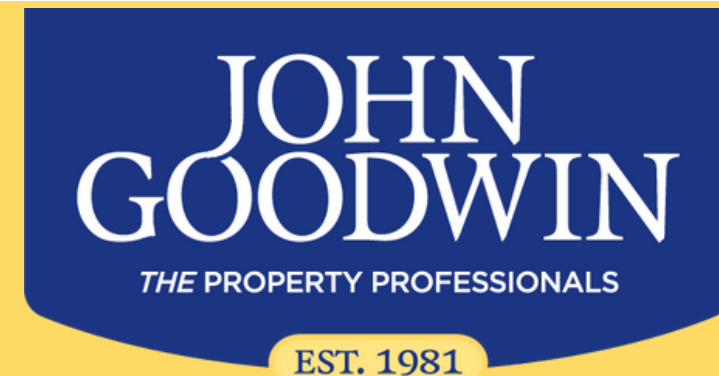
Ledbury Office

01531 634648

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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 leases 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 facts but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

