

# Residential Development Land Sales



**46 - 47 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY**

**Auction Guide Price +++ £500,000**

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold ADJOINING PAIR OF PERIOD INVESTMENT PROPERTIES ( 5918 Sq Ft ) comprising 6 x FLATS | 2 x RETAIL | 2 X OFFICE | £81,845 income pa

## 46 - 47 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY

### FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | 46 - 47 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY

Lot Number TBC

The Live Online Auction is on Wednesday 17th June 2026 @ 12:00 Noon

Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer.

Registration is a simple online process – please visit the Hollis Morgan auction website and click “REGISTER TO BID”

### JOINT AGENTS

Jackson Preece Surveyors  
www.jdpsurveyors.co.uk

### THE PROPERTY

An adjoining pair of Freehold period properties occupying a prominent position on the main High Street in popular Ross on Wye. The properties ( 5918 Sq Ft ) comprise 2 retail units on the ground floor, 2 further offices and 6 self contained residential flats.

Please refer to the floor plans and the schedule of accommodation.

Sold subject to existing tenancies.

Tenure - Freehold

Council Tax - A | A | A | A | A | A

EPC Schedule

Flats - 46a: D | 46b: D | 46c: D | 46d: E | 47a: E | 47b: D

Commercial - 46: C | 46 E | F E | 47: B

### SCHEDULE OF INCOME | £81,845 pa

COMMERCIAL UNITS | £39,725 pa

46 Broad Street - Retail | 5 year lease from July 2022 @ £14,750 pa

46E Broad Street - Office | 3 year lease from September 2023 @ £4,275 pa

46F Broad Street - Office | Vacant - was previously let for £4,700

47 Broad Street - Restaurant | 5 year lease from December 2025 @ £16,000 pa

RESIDENTIAL UNITS | £3,510 pcm / £42,120 pa

46 A Broad Street – AST contract | commenced March 2024 @ £560 pcm

46B Broad Street – AST contract | commenced April 2025 @ £525 pcm

46C Broad Street – AST contract | commenced February 2025 @ £625 pcm

46D Broad Street – AST contract | commenced February 2024 @ £550 pcm

47A Broad Street – AST contract | commenced January 2024 @ £625 pcm

47B Broad Street – AST contract | commenced February 2024 @ £625 pcm

### THE OPPORTUNITY

MIXED USE INVESTMENT | UPDATING REQUIRED

The property has scope to produce an income of £81,845 pa. Interested parties will note that updating and maintenance is required to maintain this level of income ( or potentially increase )

### LOCATION

Ross-on-Wye is a charming market town situated near the Welsh border, nestled along the banks of the River Wye just north of the Forest of Dean. The town boasts a range of attractions, including historic landmarks such as Wilton Castle, Goodrich Castle, and Eastnor Castle. In addition to these cultural gems, Ross features a collection of galleries and independent craft shops, alongside larger brand stores for diverse shopping experiences.

### SOLICITORS & COMPLETION

Rebecca Tiffin

Thomson & Bancks LLP Solicitors

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### EXTENDED COMPLETION

Completion is set for 8 weeks or earlier subject to mutual consent.



