

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

Auction Guide Price +++ £500,000



- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- PAIR OF FREEHOLD PERIOD PROPERTIES
- MIXED USE INVESTMENT | £81,845 pa
- 6 X FLATS | 2 X RETAIL | 2 X OFFICE
- EXTENDED 8 WEEK COMPLETION

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

Accommodation

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.jpdsurveyors.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 | 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

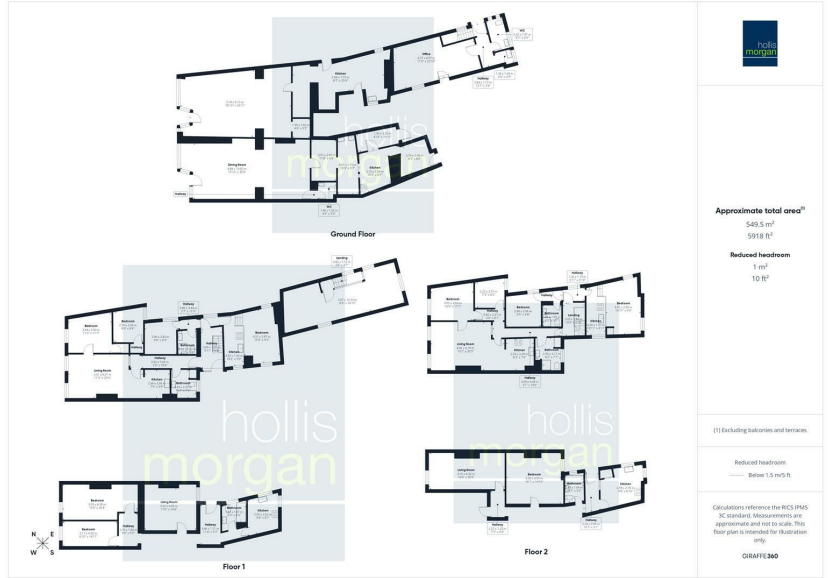
THE OPPORTUNITY

HIGH-YIELDING MIXED USE INVESTMENT | UPDATING REQUIRED

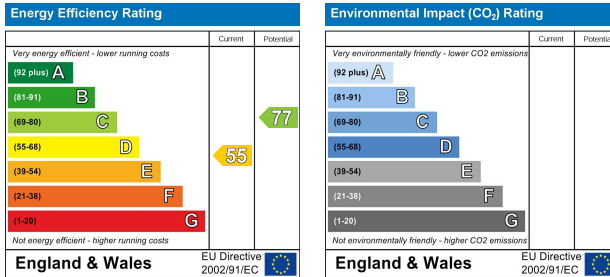
The property is producing an income of £81,845 pa

Interested parties will note that updating and maintenance is required to maintain this level of income (or potentially increase)

Floor plan



EPC Chart



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Clifton

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Auction Property Details Disclaimer

Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact.

Please refer to our website for further details.