

TO LET

## Ross on Wye 6-7 Broad Street HR9 7EA

Sales Area	73.61 sqm	792 sq ft
First Floor	65.20 sqm	702 sq ft
Total	138.81 sqm	1494 sq ft

- Prominent retail premises in popular town centre
- Corner position
- Immediately available
- New lease

0121 643 9337

[johnsonfellows.co.uk](http://johnsonfellows.co.uk)



# TO LET

## LOCATION

The property is situated in a prominent corner position within the popular town centre of Ross on Wye. The property fronts Broad Street at the corner with New Street. Ross on Wye is situated off the A40 with access to the M50 at the Traveller's Rest roundabout.

## DESCRIPTION

The property is a two storey semi-detached building of brick construction with rendered elevations under a pitched slate roof. The ground floor accommodation is laid out to sales area with staircase to the rear leading to the first floor stores / office, kitchen and toilet. There is rear access via a small yard with pedestrian gate to New Street.

## ACCOMMODATION

The approximate net internal floor area is:-

Sales Area	73.61 sqm	792 sq ft
First Floor	65.20 sqm	702 sq ft
Total	138.81 sqm	1494 sq ft

## TENURE

The property is available by way of a new lease for a term of years to be agreed.

## RENT

Asking rent offers over £18,000 per annum.

## VAT

The property is elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

D - 83

## RATEABLE VALUE

£21,000

Interested parties should verify this information with the local rating authority.



JOHNSON FELLOWS

# TO LET

## LEGAL COSTS

Each party is responsible for their own legal costs.

## TIMING

Possession is available upon completion of legal formalities and vacant possession.

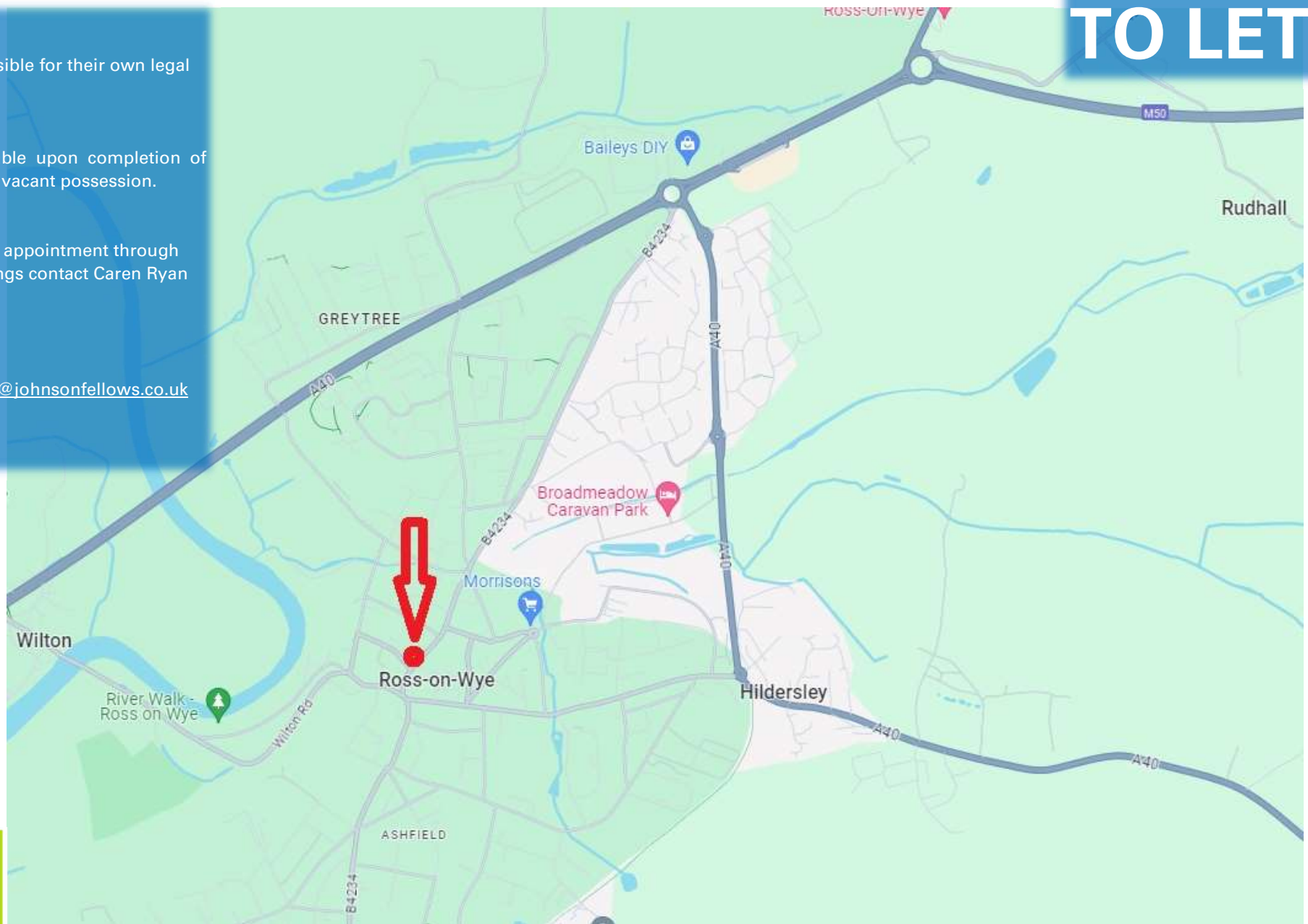
## VIEWING

All viewings by prior appointment through this office. For viewings contact Caren Ryan on 0121 643 9337

## CONTACT

Richard Bache

Email: [richard.bache@johnsonfellows.co.uk](mailto:richard.bache@johnsonfellows.co.uk)



JOHNSON FELLOWS

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.