

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## 5 Cantilupe Road, HR9 7AN

Guide Price **£225,000**

Commercial with residential opportunity and sold with vacant possession. Central location of Ross town centre. Approx. 1796 sq ft. EPC D

Bedrooms: 4 | Bathrooms: 3 | Receptions: 1



Regulated by

**RICS**

**01989 768320**

Ross-on-Wye Office  
ross@johngoodwin.co.uk  
www.johngoodwin.co.uk  
@JGoodwinFRICS



Stroud House, Gloucester Road, Ross-on-Wye, HR9 5LE  
Offices also at Ledbury, Malvern, Upton, Colwall Office & London



### Location

The property is located in the picturesque market town of Ross on Wye, situated on Cantilupe Road, walking distance of the town centre. 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 property comprises ground floor commercial accommodation formerly used as a cafe, extending to approximately 691 sq ft (64.2 sqm), inclusive of commercial kitchen and WC facilities. The commercial space could be subdivided subject to necessary consents. The property is located in a conservation area. Residential accommodation, totalling approximately 1,105 sq ft (102.7 sq m) is provided over first and second floors. The residential accommodation is in need of modernisation but could provide four bedrooms with two ensuite bathrooms and one family bathroom. There is a large mature garden to the rear of the property.





**Services** We have been advised that mains electricity, gas, 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.

**EPC**

The EPC rating for this the commercial element of the property is B(46)  
The EPC rating for this the residential element of the property is D(62)

**Planning** - Interested parties are recommended to confirm with the Local Planning Authority that their proposed use will be acceptable. The property is situated within a conservation area.

**Council Tax** COUNCIL TAX BAND "D" This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

**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.  
The property is in Council Tax Band A. The current rateable value is: £4,300



**Viewing Arrangements** By appointment to be made through the Agent's Ross-On-Wye Office, Tel: 01989 768 320

**Proposed Terms**

The property is for sale, subject to legal verification, on a freehold basis, subject to vacant possession.

**Legal Fees**

Each party will responsible for their own legal fees involved in the transaction.

**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 formerly 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. It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of John Goodwin and accordingly we recommend you obtain specialist advice.

