

TO LET

HIGH QUALITY FIRST FLOOR OFFICE SUITE

1,013 SQ FT (94.28 SQ M)

**Jackson
Preece**
Surveyors & Property Agents



GLOUCESTER HOUSE, FIRST FLOOR, OLD GLOUCESTER ROAD, ROSS ON WYE, HR9 5PD
Fully Fitted Out | Excellent Location | Open Plan

DESCRIPTION

A first floor commercial unit/office that may be suitable for a variety of uses.

The main features comprise:

- Self contained open plan suite
- High quality built in furniture
- Kitchen and WC facilities
- Good natural lighting throughout
- Available immediately

LOCATION

The popular market town of Ross On Wye is situated at the end of the M50 in Herefordshire which leads to the M5 and M4.

Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 2.5 hours distant.

Gloucester House is situated on a mixed residential and commercial street just off the centre of the town.

The property has a total floor area of 1,013 sq ft (94.28 sq m) approximate and measured on a Net Internal (NIA) basis.



KEY INFORMATION

SERVICES

Mains electricity, water, gas and drainage are connected. Heating is via a gas fired boiler and 'wet' radiator system.

NOTE : None of the services have been tested by Jackson Preece Surveyors.

EPC

The property has an EPC rating of E-104.

RATING

The 2023 Rating list shows the property being described as 'Offices and Premises' with a Rateable Value of £6,300.

QUOTING TERMS

The property is available by way of new Full Repairing and Insuring lease via a service charge.

QUOTING PRICE

£12,250 per annum exclusive payable quarterly in advance.

SERVICE CHARGE

A service charge is levied to cover the upkeep and maintenance of the common parts of the building.

VAT

VAT is not applicable to the rental or service charge.

LEGAL COSTS

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



Jackson
Preece
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH:**

JACKSON PREECE SURVEYORS

Tel: 01989 768555

Email: enquiries@jdpsurveyors.co.uk

Website www.jdpsurveyors.co.uk

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Jackson Preece Surveyors and Property Agents. No member of Jackson Preece Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management