

TO LET

Ground Floor Retail Unit

766 SQ FT (71.18 SQ M)

**Jackson
Preece**
Surveyors & Property Agents



1 CANTILUPE ROAD, ROSS ON WYE, HR9 7AN

Popular Market Town | Suitable for a variety of uses (STP) | Prominent Location



LOCATION

The popular market town of Ross On Wye is well located at the end of the M50 in Herefordshire giving convenient access to both M5 & M4 Motorways. Sitting adjacent to the River Wye the town is a popular tourist location.

The property occupies a prominent position fronting onto Cantilupe Road within Ross on Wye Town centre and close to the town's bus/coach stops.

DESCRIPTION

Ground floor property with glazed frontage currently used for retail with access directly off Cantilupe Road.

- 2 large glazed shop fronts
- 2 well proportioned and interlinked retail/working areas.
- Staff WC
- Separate storage area
- Use Class E but may suit a variety of uses (STP)

KEY INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property.

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

EPC

The property is to be re-assessed for EPC purposes

RATING

From 1st April 2026 the property is assessed as follows for business rates:

Described as : Shop and Premises

Rateable Value: £5,600

QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease by way of a service charge for a negotiable terms of years.

QUOTING RENTAL

£11,250 per annum exclusive

VAT

VAT is not chargeable on the rental

LEGAL COSTS

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





ALL VIEWINGS BY PRIOR APPOINTMENT WITH:

JACKSON PREECE SURVEYORS

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