



**1 MILL HOUSE, BROOKEND STREET,  
ROSS-ON-WYE, HR9 7EG**

**TO LET – RETAIL/OFFICE/CLINIC SPACE**

**Rent £7,500pa**

**EPC Rating 'C'**

- Lock up unit extending to 331sqft approx. & parking space
- To the rear of the unit is a kitchenette and wc
- Good secondary location close to Aldi & two public car parks
- Nearby occupiers include food outlets, hairdressers, independent retailers

**Chartered Surveyors and Commercial Property Agents**

Web: [www.jdpsurveyors.co.uk](http://www.jdpsurveyors.co.uk)

Email: [enquiries@jdpsurveyors.co.uk](mailto:enquiries@jdpsurveyors.co.uk)

Tel: 01989 768555

6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

**jackson**   
preece

## LOCATION

Brookend Street is a continuation of Broad Street which leads from the Market Place and is one of the main streets in the town centre of Ross on Wye. Ross on Wye is very conveniently situated being at the end of the M50 motorway which leads to Birmingham via the M5 or South Wales via the A40/M4.

Although the unit is in a secondary location nearby occupiers include Aldi, and various independent retailers, food outlets, hairdressers and office premises. On-street parking is available close to the property, two public car parks are nearby and the unit has its own parking space.

## ACCOMMODATION

The unit is very well presented, and in more detail comprises: (All measurements are approximate and should be checked on site)

Retail area            Internal width 3.77m (approx.)  
                                 Depth 7.00m (approx.)  
                                 Kitchenette 45sqft (approx.)  
                                 WC  
Rear pedestrian access is provided with 1 parking space.

**EPC RATING** The property is a listed building.

**SERVICES** Mains water, drainage and electricity are connected.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

**RENT** £7,500 per annum payable quarterly in advance.

**TERMS** The premises are available on a new lease. The tenant is to be responsible for internal repairs and decoration together with external repairs and decoration of the unit's windows and doors. A service charge of £100/quarter is to be made towards the other external repairs of the building. Insurance rent is paid annually in April with the current charge being £360.50.

**RATES** Rateable Value £4,300. Small Business Rate Relief may be applicable to this unit. All interested parties should verify they are eligible with Herefordshire Council.

**LEGAL COSTS** The in-going tenant is to be responsible for the Landlord's reasonable legal fees involved in the transaction.

**VIEWINGS** Strictly by prior appointment with the Sole Letting Agents, Jackson Preece, Surveyors & Commercial Agents 01989 768555.



Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jackson Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

## MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jackson Preece Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jackson Preece Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.

Commercial Sales, Lettings & Acquisitions  
Surveys & Valuations  
Rent Reviews, Lease Renewals & Investment Advice  
Commercial & Residential Property Management

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements