



## 9A GLOUCESTER ROAD, ROSS-ON-WYE, HR9 5BU

**FOR SALE**

**PRICE £259,500**

EPC Rating 'C'

- Retail unit with upper floors 3201 sq ft (294.47sqm)
- Prominent Central Location
- Separate Access to Upper Floors
- Potential for conversion of upper floors to residential use (STP)

**Chartered Surveyors and Commercial Property Agents**

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**jackson**   
preece

## LOCATION

Situated in a prominent position on the Gloucester Road in the retail centre of Ross -On-Wye. The busy market town has a population of approximately 10,000 and is ideally situated at the end of the M50 which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 3 hours.

## DESCRIPTION

A mid terrace property with a retail unit on the ground floor and 2 upper floors more recently used as offices. The upper floors benefit from separate access directly off the Gloucester Road.

The retail unit benefits from a glazed shop front and pedestrian door with WCs and a kitchenette area situated to the rear of the property.

The upper floors are accessed via a separate entrance door directly off Gloucester Road and benefit from high ceilings, UPVC double glazed windows, and WCs situated at 1st floor level. The upper floors may be suitable for conversion to residential use, subject to obtaining the necessary Planning Consent.

## ACCOMMODATION

### Schedule of Floor Areas

Approximate areas measured on a Gross Internal Area (GIA) basis.

Floor	Sq Ft	Sq M
Ground Floor	990	91.98
1st Floor	1,095	101.76
2 <sup>nd</sup> Floor	1,116	103.73
<b>Total</b>	<b>3,201</b>	<b>294.47</b>

## SERVICES

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

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.

## ASKING PRICE

£259,500.

## TERMS

The Freehold of the property is available with vacant possession upon completion.

## RATES

The 2023 Rating list shows the property has two assessments for rating purposes as follows:

Ground Floor - Described as Bank & Premises with a rateable value £14,250

1st & 2nd Floors - Described as Office & Premises with a rateable value of £9,600

## LEGAL COSTS

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

## VIEWINGS

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

## PARKING

1 Parking Space to Rear of Property.

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.

## MISPRESENTATION 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.