

FOR SALE

RETAIL/OFFICE

765 SQ FT (71.10 SQ M)

jackson preece



3 Cantilupe Road, Ross-on-Wye, HR9 7AN

Town Centre Location | Split Level | Dual Aspect Retail frontage



LOCATION

The property fronts onto both Cantilupe Road and Henry Street on the Eastern Edge of Ross on Wye town centre. Cantilupe Road is accessed directly off the B4260 Gloucester Road which leads to the centre of the town, market square and main retail area.

DESCRIPTION

A mid terrace retail/office property of part rendered facing brickwork to the elevations under a low pitched roof.

- Accommodation is arranged over ground and lower ground floors.
- The ground floor accommodation is accessed directly off Cantilupe Road with the Lower Ground accommodation accessed from Henry Street. Both streets have short term free parking immediately outside.
- Both levels benefit from glazed shopfronts, WCs and a kitchenette essentially making them each a self-contained unit.

Floor Schedule

	Sq Ft	Sq M
Lower Ground Floor	376	34.95
Ground Floor	389	36.15
TOTAL	765	71.10

Approximate and measured on a Net Internal Area basis.



KEY INFORMATION

SERVICES

Mains electric , water and drainage are connected to the property.
Heating to both floors is via wall mounted electric radiators.

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

RATING

Interested parties are requested to make their own enquiries with the local rating authority.

QUOTING TERMS

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

QUOTING PRICE

£115,000 with vacant possession

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.



jackson preece

**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH JOINT AGENTS:**

JACKSON PREECE SURVEYORS

Tel: 01989 768555

Email: info@jdpsurveyors.co.uk

Website www.jdpsurveyors.co.uk

KURT WYMAN SURVEYORS

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk Website

www.kurtwymansurveyors.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