



**6 HIGH STREET, ROSS ON WYE,
HR9 5HL**

TO LET – LIGHT INDUSTRIAL/STORAGE UNIT

£400 pcm

- Suitable for a variety of uses
- Central Location
- Busy and popular market town

Chartered Surveyors and Commercial Property Agents

Web: www.jdpsurveyors.co.uk

Email: enquiries@jdpsurveyors.co.uk

Tel: 01989 768555

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

jackson 
preece

LOCATION

The popular market town of Ross On Wye is situated at the end of the M50 in South Herefordshire. The M50 provides convenient access to the M5 motorway to the East and South Wales and the M4 to the West via the A40.

The unit is situated within the town's main retail area a short distance from the Historic Market Place.

DESCRIPTION

A light industrial/storage unit of rendered block and facing brickwork to the elevations under a pitched and profiled roof. The main features comprise:

- High level glazing providing good natural light
- Pedestrian access door
- Convenient loading access
- Shared WC facilities

ACCOMMODATION

The property has a total floor area of approximately 337 sq ft (31.31 sq m) measured on a Gross Internal Area (GIA) basis

SERVICES

Mains water, drainage and electricity are connected.

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

RENT

£4,800 per annum exclusive of water, electricity and other outgoings.

TERM

The unit is available by way of a new Full Repairing and Insuring lease for a minimum of 12 months

RATES

The property is described as 'Factory and Premises' with a rateable value of £1,400 (1 April 2023 to present)

LEGAL COSTS

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

VIEWINGS

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

