

FOR SALE

(DUE TO BUSINESS RELOCATION)

SUBSTANTIAL PERIOD OFFICE BUILDING

MAY BE SUITABLE FOR REDEVELOPMENT (STP)

jackson 
preece



1 St Marys Street/49 High Street, Ross on Wye, HR9 5HT

Prime Town Centre Location | Rear Courtyard | Development Potential (STP)



LOCATION

The property is situated in a prominent position on the corner of High Street and St Marys Street in Ross on Wye Town Centre. The property is in close proximity to the Market House and the Towns main retail area.

The popular market town of Ross On Wye is situated at the end of the M50 in Herefordshire which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 2.5 hours distant.

DESCRIPTION

A mid terrace period property of facing brickwork to the elevations under a pitched roof.

Originally constructed as two individual properties, the building is currently linked internally to form a single building.

The main features comprise:

- Ground floor reception, meeting room and offices
- Various size rooms/offices on the upper floors
- Two pedestrian 'front' doors directly onto the street
- Grade II Listed Building with period features
- WCs
- Timber sliding sash windows
- Rear courtyard
- Basement

The property has a floor area of approximately 3,808 sq ft (353.77 sq m) measured on a Net Internal Area (NIA) basis.



RATING

The 2023 Rating list shows the property has three individual rating assessments namely:

- 1st Floor, 49 High Street is described 'Offices and Premises' with a rateable value of £2,950.
- Consulting Room, 49 High Street is described 'Shop and Premises' with a rateable value of £4,550.
- 1 St Marys Street is described 'Offices and Premises' with a rateable value of £25,000.

QUOTING PRICE

£425,000 for the freehold with vacant possession on completion.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of any VAT liability that may be applicable.

EPC

To be confirmed

SERVICES

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

Heating is via a gas fired boiler and 'wet' radiator system.

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



ALL VIEWINGS WITH PRIOR APPOINTMENT WITH:

JACKSON PREECE SURVEYORS

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