

**1903**

31 High Street, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail or Office ] The property comprises a ground floor retail unit with two upper floors plus basement and is located in the very centre of Ross on Wye. The property is in a prominent location and is visible from both the Market House and Gloucester Road. 31 High Street is available either to buy on a freehold basis or to let with the term to be by negotiation. The property is Grade II Listed.

Min	Max	Total	
16.5	16.5	16.5	SqM
178	178	178	SqFt

Leasehold      £7,000      Per Annum Exclusive  
Freehold      £99,950      For Sale



**4117**

27 Brookend Street, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail ] A lock up ground floor retail unit previously used as a café/takeaway and located in Brookend Street close to a large public car park where the town's swimming pool and public conveniences are situated. Nearby occupiers include antique dealers, music shop, hairdressers etc. Mains water, electricity and drainage connected.

Min	Max	Total	
37.2	37.2	37.2	SqM
400	400	400	SqFt

Leasehold      £4,500      Per Annum Exclusive



**4233**

Unit 3 Hill Street, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail ] A ground floor lock up retail unit to be available in Spring 2010 following refurbishment. The shop comprises approximately 435 SqFt retail space plus WC. Unit 4 of approximately 1290 SqFt could also be available as the two units can be combined to provide a larger retail area with storage. Mains water, electricity and drainage are connected. Hill Street is a busy secondary location providing a convenient cut through from Gloucester Road to the Sainsburys car park and the Maltings.

Min	Max	Total	
40.4	40.4	40.4	SqM
435	435	435	SqFt

Leasehold      £6,500      Per Annum Exclusive



**4234**

Unit 4 Hill Street, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail ] A ground floor lock up retail unit to be available in Spring 2010 following refurbishment. The shop comprises approximately 1290 SqFt retail and storage space with a separate WC. Unit 3 could also be available in conjunction with this unit and could provide a further 435 SqFt retail space. Mains water, electricity and drainage are connected. Hill Street is a busy secondary location providing a convenient cut through from Gloucester Road to the Sainsburys car park and the Maltings.

Min	Max	Total	
40.4	40.4	40.4	SqM
435	435	435	SqFt

Leasehold      £6,500      Per Annum Exclusive



**2289**

Unit 2 Croft Court, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail ] Located in Croft Court, a small shopping development just off Broad Street and which forms part of a pedestrian access from Broad Street to the Sainsbury's car park and Crofts Lane leading to the Library and bus stops, a lock up retail unit comprising approximately 430 SqFt plus small store approximately 60 SqFt.

Min	Max	Total	
45.5	45.5	45.5	SqM
490	490	490	SqFt

Leasehold      £6,000      Per Annum + VAT



**4232**

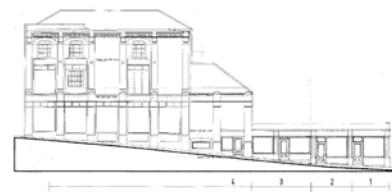
Unit 1/2 Hill Street, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail ] A ground floor lock up retail unit to be available in Spring 2010 following refurbishment. The shop comprises approximately 55 SqFt retail space plus WC. Mains water, electricity and drainage are connected. Hill Street is a busy secondary location providing a convenient cut through from Gloucester Road to the Sainsburys car park and the Maltings.

Min	Max	Total	
51.6	51.6	51.6	SqM
555	555	555	SqFt

Leasehold      £8,275      Per Annum Exclusive



**3809**

3a The Maltings, Broad Street, Ross-on-Wye

Bruton Knowles  
01452 880144  
Jonathan Preece  
01989 768 555

[Retail ] Ground floor retail unit with glazed shop frontage. The rear of the unit has been subdivided with stud partitioning to provide a storage area with kitchen and wc. Dedicated staff and customer parking to the rear. Mains water, drainage and electricity connected.

Min	Max	Total	
52	52	52	SqM
560	560	560	SqFt

Leasehold      £14,500      Per Annum



**4231**

7 High Street, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail ] Ground floor lock up retail unit in attractive Grade II Listed stone property in good secondary trading location. Nearby occupiers include Hotel, Tourist Information Centre, Lloyds Bank and various independent retailers. There are good display windows to the front and one side of the

property. The property has a kitchenette and WC and mains electricity, water and drainage are connected.

Min	Max	Total	
59.9	59.9	59.9	SqM
645	645	645	SqFt

Leasehold      £11,600      Per Annum Exclusive



**4017**

Unit 3, Wormbridge Court Farm, Wormbridge, Hereford

Berringtons  
01981 570727

[Industrial/Warehouse or Retail ] Ground floor of a split occupancy building barn conversion - previously used as a farm shop. Within a courtyard development, the property offers a shop/retail area, food preparation area with wash facilities, cold store room and internal WC. The property has mains three phase electricity, mains water via sub meter, drainage to Biodisc, broadband capability and a large shared car park.

Min	Max	Total	
84	84	84	SqM
904	904	904	SqFt

Leasehold      Negotiable



**3960**

Retail Unit, Crofts lane , Ross on Wye

Parrys Commercial  
01633 508508

[Retail ] The property is located just off Broad Street, the prime retail street within Ross-On-Wye, on Crofts Lane which links Broad Street to the Bus Station and main Library, therefore providing good footfall from the regularly used thoroughfare.

The unit provides a large refurbished ground floor retail unit, of regular shape. The unit has new double fronted frontage, electric heating, strip lighting, storage, WC and kitchenette facilities.

Min	Max	Total	
120.4	120.4	120.4	SqM
1296	1296	1296	SqFt

Leasehold      £17,500      Per Annum



**1479**

Units 11/12 , The Maltings, Broad Street, Ross-on-Wye

Jonathan Preece  
01989 768 555

[Retail ] The property is situated in The Maltings Shopping Centre, just off Broad Street. Ground floor retail unit of 2,000 sq.ft with display windows and two entrance doors. Could be split into two separate units if required. Shop width 12m approx and depth 17.8m approx. A service charge is payable to cover external repairs, buildings insurance, communal cleaning etc.

Min	Max	Total	
186.23	186.23	186.23	SqM
2005	2005	2005	SqFt

Leasehold

On Application  
On Application



**3859**

Former Showroom Premises plus First Floor Offices, Overross Garage, Overross Street, Ross-on-Wye, Herefordshire

Jonathan Preece  
01989 768 555

[Retail ] Former car sales showroom situated on the west side of Overross Street and offering approximately 2,200 SqFt ground floor showroom space plus approximately 645 SqFt separately accessed first floor offices. The property has the benefit of ample parking/outside sales area. The site area is approximately 0.29 acres.

Min	Max	Total	
264.3	264.3	264.3	SqM
2845	2845	2845	SqFt

Leasehold

On Application



**1645**

33 Gloucester Road, Ross-on-Wye

Johnson Fellows  
(0121) 6439337

[Retail ] Retail premises in prominent secondary location. Premises on four floors benefit from rear access and car parking. Ground floor sales area with first floor stock and staff rooms. Second, Third and Basement floors are currently void. Premises held on a new 20 year lease.

Min	Max	Total	
271.37	271.37	271.37	SqM
2921	2921	2921	SqFt

Leasehold

£25,000

Per Annum Exclusive

**4189**

23-24 Brookend Street, Ross-on-Wye

John Goodwin  
01531 634648

[Retail or Development Opportunity ] A most attractive and distinctive Grade II listed building, charming inside and out, situated in a popular and busy town centre location in Ross-on-Wye.

Solid oak arched entrance door leads immediately into a generous 'L' shaped showroom, with stone flagged floor to front and woodblock parquet floor to rear, exposed beams, large sandstone inglenook feature fireplace and attractive oak staircase to first floor showroom. This room is an Elizabethan "Solar Room" with exposed beams and recently revealed paintings to them which we understand to be the original Tudor decorations. A further staircase to the second and top floor opens onto a further large showroom with multiple pitch ceiling and further exposed oak beams.

The premises have been associated with the antiques trade since the 1960's, but its layout would lend itself to separation of one or both of the upper floors into alternative commercial uses or residential use, subject to the necessary planning controls. This could include a separate rear access via an improved and secluded rear courtyard.

Min	Max	Total	
288	288	288	SqM
3100	3100	3100	SqFt

Freehold

£340,000

Offers

