emanueljones

To Let

6-7 Broad Street

Ross-on-Wye, HR9 7EA

1,494 sq ft (138.81 sq m)

- Town centre location
- Two-storey property
- Quoting £18,000 per annum

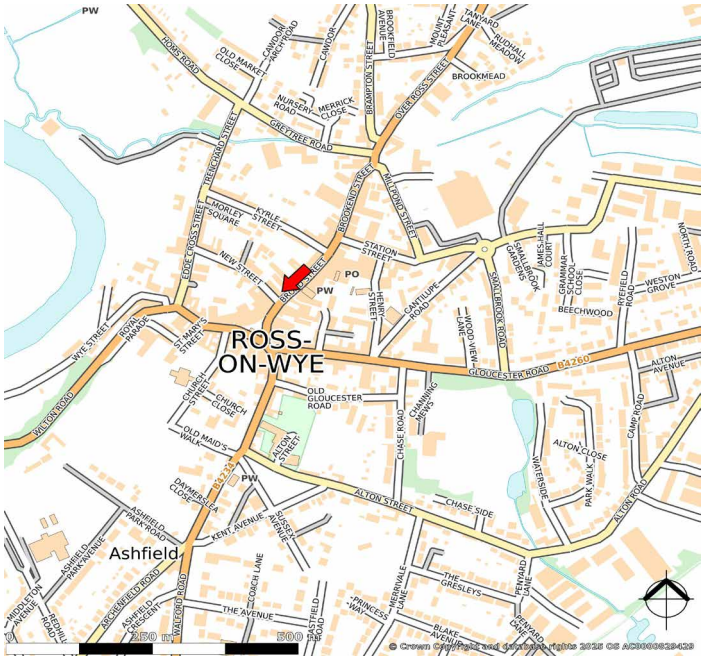
029 2081 1581

www.emanuel-jones.co.uk

Location

The property is situated in Ross-on-Wye, on Broad Street, one of the town's most popular retailing thoroughfares. Strategically located midway between Gloucester and Hereford, the town benefits from excellent transport links, being in close proximity to the A40 dual carriageway travelling south-east and south-west, and the A49, travelling north-east and north-west. There is also convenient access to the M50 via the Traveller's Rest roundabout.

The property itself is situated on the corner of New Street and Broad Street with a frontage facing Broad Street. The location occupies a mix of national and local shops, cafés and restaurants. Some notable surrounding occupiers include Vodafone, Greggs, Costa Coffee and Clarks shoes.



Description

The property is accessed via Broad Street. It comprises a two-storey semi-detached building constructed of brick, featuring rendered elevations beneath a pitched slate roof. The ground floor comprises a sales area, with a staircase at the rear allowing access to the first floor, which provides ancillary storage/office space, a kitchen, and a W/C.

To the rear, there is a small yard with pedestrian access leading onto New Street.

Accommodation

We understand the property comprises the following approximate areas:

Room	Area sq ft	Area sq m
Ground Floor Sales	792	73.61
First Floor	702	65.20
Total	**1,494**	**138.81**

Rent

Quoting **£18,000** per annum.

Business Rates

We understand the property has a rateable value of £21,000. Using the 2025/26 small business multiplier (49.9p) this equates to rates payabe of £10,479.

Interested parties should rely on their own enquiries with the local authority.

EPC

The property has an EPC rating in Band D.

A full copy of the certificate can be made available upon request.

VAT

The property has been elected for VAT.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Viewing

Strictly by appointment via joint agents Emanuel Jones and Johnson Fellows:-

Contact: David Williams / Luca Piazza

Email: david@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

or

Contact: Richard Bache

Email: richard.bache@johnsonfellows.co.uk

Subject to Contract and Availability

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Contact Us:
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