emanueljones

To Let

56 Broad Street

Ross on Wye, HR9 7DY

2,131 sq ft (197.99 sq m)

029 2081 1581

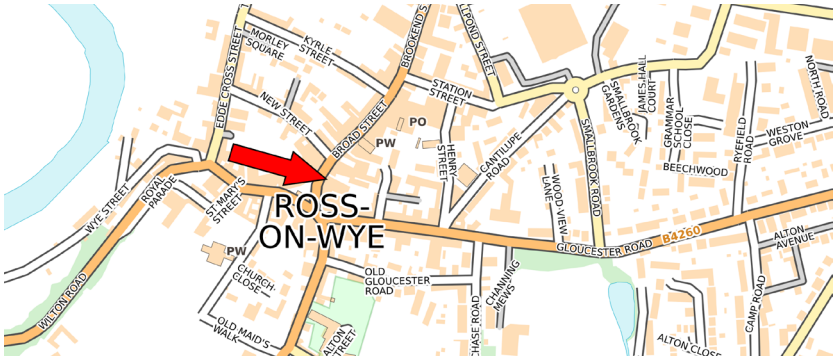
www.emanuel-jones.co.uk

- Town centre location
- Two storey property
- Quoting £30,000 per annum

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 A449, travelling north-east and the A49 travelling north-west. There is also convenient access to the M50 via the Traveller's Rest roundabout.

The property itself is situated on the bend of the section of the road where Market Place meets 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 the Crown & Sceptre Pub directly opposite, Parsons Bakery, Nationwide Bank, Costa Coffee and Superdrug.



Description

The property has a large glazed frontage and is accessed via Broad Street. It comprises a two-storey terraced retail unit comprising accommodation across ground and first floor.

The ground floor provides a large sales space with a storage room to the rear, as well as a door to the lane and W/C. There is also a rear staircase leading to the first floor which provides ancillary storage space as well as a kitchen and an office area.

Accommodation

The property provides the following approximate net internal areas (NIA):

Description	Area sq ft	Area sq m
Ground floor	1,311	121.77
First floor	820	76.22
Total	**2,131**	**197.99**

Rent

Quoting **£30,000** per annum

Lease Terms

The property is available on a new lease with terms to be agreed.

Use

We understand the property benefits from A1 planning use.

Alternative uses may be available subject to obtaining necessary planning consent.

Business Rates

The property has a rateable value of £20,250. Using the 2026/2027 England UBR (0.432) this equates to rates payable of £8,748.

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

Legal Costs

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

EPC

The property has an EPC rating in band C. A copy of the certificate can be provided upon request.

VAT

The property has not been elected for VAT.

Viewing

Strictly by appointment via sole agents Emanuel Jones

Contact: David Williams / Luca Piazza

Email: david@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability

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Contact Us:

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