

ROSS-ON-WYE

PROMINENT PRIME CORNER (A1 OR A3)

SHOP TO LET

LOCATION

The property occupies a Prime and prominent location in the heart of Ross-on-Wye at the junction of Market Place and Gloucester Road.

Market Place is the Prime shopping and A3 pitch with **Boots, Costa Coffee, Mountain Warehouse, Superdrug** and **WH Smith** all situated nearby.

Ross-on-Wye has a population of c. 12,000 people but draws from a wider outlying catchment.

ACCOMMODATION

The premises comprise ground and first floor accommodation and provide the following approximate areas and dimensions:-

Internal Width	10.18 m	33' 3"
Shop depth	18.75 m	61' 6"
Ground Floor Sales	140.93 m ²	1,517 ft ²
Basement Ancillary	45.05 m ²	485 ft ²
First Floor Ancillary	96.30 m ²	1,037 ft ²
Second Floor Ancillary	88.18 m ²	950 ft ²

TERMS

The unit is available to let by way of a new 10 year FRI lease.

RENTAL

£32,500 per annum exclusive.



BUSINESS RATES

Rateable Value	£24,500
UBR (2020/2021)	n/a
Rates Payable	n/a until April 2021

(Interested parties are advised to clarify these rates with the Local Authority)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment with sole agents Calan Retail:

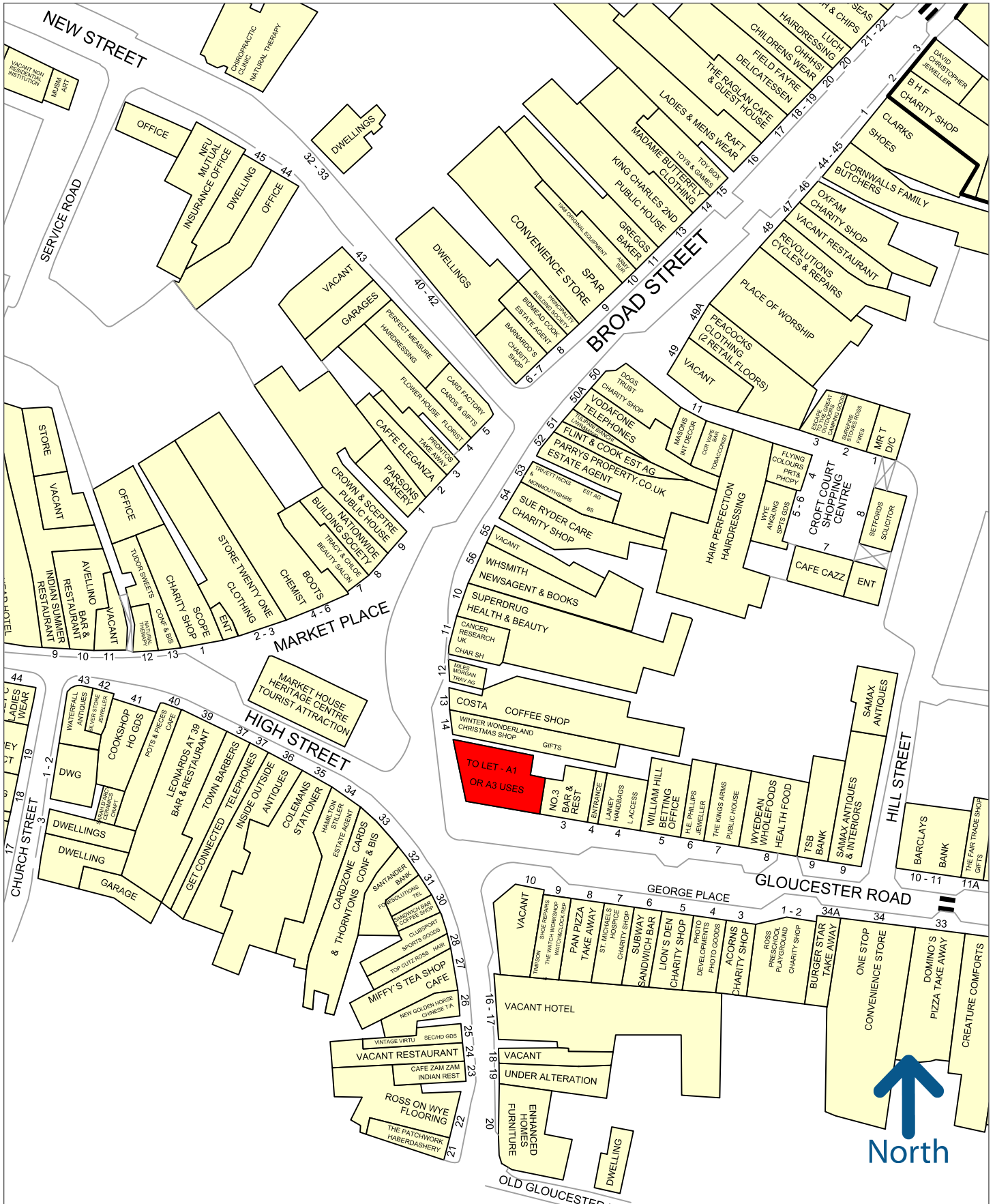
Andy Sturrock

D: 029 2053 7713

M: 07866-916808

Eandy.sturrock@calanretail.co.uk

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 13/10/2020

Created By: Calan Retail



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011