



1 & 2 GEORGE PLACE, ROSS ON WYE, HR9 5BS

**FOR SALE – GROUND FLOOR RETAIL UNIT
& FIRST FLOOR OFFICES**

PRICE £350,000

EPC Rating 'C'

- Prominent Modern Two storey Building in Prime Location
- Double Fronted Retail Unit on Ground Floor - 1,194 sq ft (111 sq m)
- First Floor Offices - 1,020 sq ft (95 sq m)
- Nearby Occupiers include Wetherspoons, Domino Pizzas, One Stop & Barclays

Chartered Surveyors and Commercial Property Agents

jonathan 
preece

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Trenchard House, Edde Cross Street, Ross-On-Wye, Herefordshire, HR9 7BZ

LOCATION

The building is situated in the centre of the market town of Ross on Wye which has a population of approximately 10,000. The busy market town is ideally situated at the end of the M50 motorway which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 2.5 hours distant.

DESCRIPTION

The premises are situated in a prominent position on one of the principal retailing streets in the town. The whole building was last occupied as a Job Centre and the owners have since made a separate access to the first floor offices.

ACCOMMODATION

In more detail the premises comprise:- (All measurements are approximate and should be checked on site)



Ground Floor - RETAIL AREA

Internal Width 28'0" (8.2m)

Built Depth 49' 0" (15.22m) max

Total Area = 1,194 sq ft (111 sq m) approx.

First Floor - OFFICES (accessed via a new staircase from ground floor with Reception Lobby)

Office 1, Server Room, Store, Two Meeting Rooms Office 2, Kitchen & Staff Room, Ladies, Gents & Disabled WC

SERVICES Mains water, drainage, gas and electricity are connected.

NB Services, Fixtures, Equipment, Buildings & Land - none of these have been tested by Jonathan D Preece Ltd. Any interested party will need to satisfy themselves as to the type, condition and suitability for purpose.

RATEABLE VALUE To be assessed

VIEWINGS Strictly by prior appointment with the Agents, Jonathan D Preece, Surveyors & Commercial Agents 01989 768555

IMPORTANT NOTICES

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MISREPRESENTATION ACT

These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the vendor, nor Jonathan Preece Surveyors, shall be responsible for statements or representations made. The Vendor does not make or give, and neither Jonathan Preece Surveyors nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements