

FOR SALE

INCOME PRODUCING INVESTMENT

Kurt Wyman
Surveyors & Property Agents



46-47 BROAD STREET, ROSS ON WYE, HR9 7DY

Retail, Office & Residential | Excellent Location | Gross income of £79,565 PA



LOCATION

DESCRIPTION

The properties comprise two adjacent period properties constructed of facing brickwork to the elevations (part rendered) under pitched tiled roofs, with a two storey stone building to the rear. The accommodation broadly comprises:

46 Broad Street

- A ground floor retail space (approx. 861 sq ft)
- Ground floor Office (approx. 288 sq ft)
- First floor office space (approx. 300 sq ft)
- Four flats which are either 1 or 2 beds

47 Broad Street

- A ground floor retail space (approx. 990 sq ft)
- Two flats which are 2 beds

The popular market town of Ross On Wye is situated at the end of the M50 in Herefordshire which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hours' drive with London approximately 2.5 hours distant.

Broad Street is the main retail location within the town and is home to both local and national occupiers.



KEY INFORMATION

SERVICES

Mains electricity, water and drainage are connected to the property.

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

TENANCIES

Retail

Unit 46 is let to Oxfam by way of a lease which expires in July 2027. The passing rental is £14,750 per annum.

Unit 47 is let by way of a lease which expires in September 2030. The passing rental is £8,000 per annum up to 29th September 2025 and £16,000 per annum from 30th September 2025.

Office

Unit 46E is let to the Royal Voluntary Service by way of a lease which expires in July 2026. The passing rental is £4,275 per annum.

Unit 46F is let to Thorns and Roses by way of a lease which expires in May 2025. The passing rental is £4,700 per annum.

Residential

The flats are occupied by way of Assured Shorthold Tenancy agreements with a gross rental income of £39,840 per annum

RATING

The 2023 Rating List shows the following assessments for the properties;

- 46 ground floor unit described as “Shop and Premises” at a rateable value of £11,750.
- 46E ground floor office described as “Office and Premises” at a rateable value of £2,900.
- 46F first floor described as “Office and Premises” at a rateable value of £3,000.
- 47 ground floor unit described as a “Restaurant and Premises” at a rateable value of £11,750.

QUOTING PRICE

Offers based on £850,000 for the Freehold subject to the existing tenancy agreements.

VAT

All prices are quoted exclusive of VAT.



EPC

To be confirmed

LEGAL COSTS

Both parties to be responsible for their own legal fees involved in the transaction.



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**ALL VIEWINGS WITH PRIOR
APPOINTMENT WITH KURT
WYMAN SURVEYORS**

Tel: 01452 380064

Email: info@kurtwymansurveyors.co.uk

Website www.kurtwymansurveyors.co.uk

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