



5 High Street, Ross-on-Wye, Herefordshire, HR9 5HL.

Lease: £10,000 per annum.

**RICHARD BUTLER**  
SALES AND LETTINGS



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A well positioned, light and spacious Grade II listed, double fronted shop unit with A1/A2 retail and financial/professional services usage. Situated on a prime street leading between the historic Ross-on-Wye market square and the River Wye.

- Wide Shop Frontage • Excellent High Street Position • Cellar with Potential for Storage
  - Good Size Retail Area • Thriving Market Town
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**Rateable Value** from 1st April 2023 - £7600.00

Rates payable are a proportion of the rateable value. Currently, no rates payable if this property will be your only business premises.

#### **Terms**

To let by way of a new, full repairing and insuring lease, terms to be agreed at a commencing rental of £10,000 per annum.

#### **Vat**

It is understood that VAT will not be charged on the rent.

**Energy Performance Certificate:** Rating: C





The premises is entered via:  
Glazed double doors leading in:

**Main Retail Area & Shop Frontage:** 18' (5.49 m) with a depth of 18'6" (5.64 m).

High ceiling extending to approximately 10'8". Well equipped with plenty of power points and ceiling lighting. Squared arch leading through to:

**Rear Retail Area:** Approx: 12' wide x 9'1" (3.66 m wide x 2.77m).  
Fluorescent ceiling lighting, power points. Sliding door leading into:

#### **Rear Area:**

Ideal for kitchen or storage with glazed door to rear plenty of power points, extractor fan, ceiling lights. Door to:

#### **WC:**

Concealed cistern low level WC. Small wash hand basin. Ceiling light and extractor fan.

**Further Shelved Storage Area:** Useable Area: Approximately 10'4" (3.15m) x 3' (0.91m).

From the main shop area there is currently stairs leading down to:

**Large Cellar Area:** Main Area: 19'3" (5.87m) x 18'10" (5.74m).

#### **Further Areas:**

20' x 3'5" (6.1m x 1.04 m).

8'6" (2.6 m) x 6'2" (1.88 m) approximately.

As is the case with most cellars, this area suffers from some damp ingress but could be useful for storage or perhaps the tenant may wish to improve this area for further use.

#### **Directions:**

From the Market Square proceed west into High Street, the property will be found opposite Lloyds Bank.







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