

TO LET

FORMER BANK

3,247 SQ FT (301.68 SQ M)

**Kurt
Wymman**
Surveyors & Property Agents



32 Gloucester Road, Ross on Wye, Herefordshire HR9 5LF

Exclusive Parking | Central Location | Predominantly open plan



LOCATION

The property is situated on Gloucester Road in the retail centre of Town and close to the market square.

The busy market town has a population of approximately 10,000 and is ideally situated at the end of the M50 which leads to the M5 & M4. Birmingham, Bristol and Cardiff and all approximately one hour's drive with London approximately 2.5 hours.

DESCRIPTION

Formerly a bank, the property is facing brick work to the elevations under a mixture of flat and pitched roofs. The property fronts directly onto the busy Gloucester Road and the main features comprise:

- Accommodation over Lower Ground, Ground and 1st floors.
- Exclusive car parking to rear.
- Open plan floor plates
- Ladies & Gents WCs
- Walk in safe off lower ground floor.

Schedule of Floor Areas

	Sq ft	Sq m
Lower Ground Floor	1,440	133.80
Ground Floor	1,342	124.63
1st Floor	466	43.25
Total	3,247	302.68



KEY INFORMATION

SERVICES

All mains services are connected to the property.
Heating is via gas fired boiler and 'wet' radiator system.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

EPC

D- 92

BUSINESS RATING

The 2023 Rating list shows the property is described as 'Bank and Premises' with a Rateable Value of £17,750.

QUOTING TERMS

The property is available by way of a new Full Repairing & Insuring Lease. Consideration may be given to Selling.

QUOTING RENTAL

£27,950 per annum exclusive to be paid quarterly in advance

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

The logo for Kurt Wyman Surveyors & Property Agents features a stylized green triangle to the left of the company name. The name 'Kurt Wyman' is written in a large, bold, green sans-serif font, with 'Surveyors & Property Agents' in a smaller, white sans-serif font below it.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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