

# FOR SALE

## RETAIL/OFFICE

765 SQ FT (71.10 SQ M)



**3 Cantilupe Road, Ross-on-Wye, HR9 7AN**

**Town Centre Location | Split Level | Dual Aspect Retail frontage**



## LOCATION

The property fronts onto both Cantilupe Road and Henry Street on the Eastern Edge of Ross on Wye town centre. Cantilupe Road is accessed directly off the B4260 Gloucester Road which leads to the centre of the town, market square and main retail area.

## DESCRIPTION

- A mid terrace retail/office property of part rendered facing brickwork to the elevations under a low pitched roof.
- Accommodation is arranged over ground and lower ground floors.
- The ground floor accommodation is accessed directly off Cantilupe Road with the Lower Ground accommodation accessed from Henry Street. Both streets have short term free parking immediately outside.
- Both levels benefit from glazed shopfronts, WCs and a kitchenette essentially making them each a self-contained unit.

### Floor Schedule

	<b>Sq Ft</b>	<b>Sq M</b>
Lower Ground Floor	376	34.95
Ground Floor	389	36.15
<b>TOTAL</b>	<b>765</b>	<b>71.10</b>

Approximate and measured on a Net Internal Area basis.



## KEY INFORMATION

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### SERVICES

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

Heating to both floors is via wall mounted electric radiators.

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

### EPC

An Energy Performance Certificate is currently being prepared.

### BUSINESS RATING

Interested parties are requested to make their own enquiries with the local rating authority.

### QUOTING TERMS

The freehold of the property is available with vacant possession upon completion.

### QUOTING PRICE

£115,000

### LEGAL COSTS

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

### VAT

All figures are quoted exclusive of VAT.

  
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH KURT WYMAN  
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