

Car Showroom Premises | To Let – Due to Relocation

ROSS ROAD, CALLOW, HEREFORD, HR2 8BT

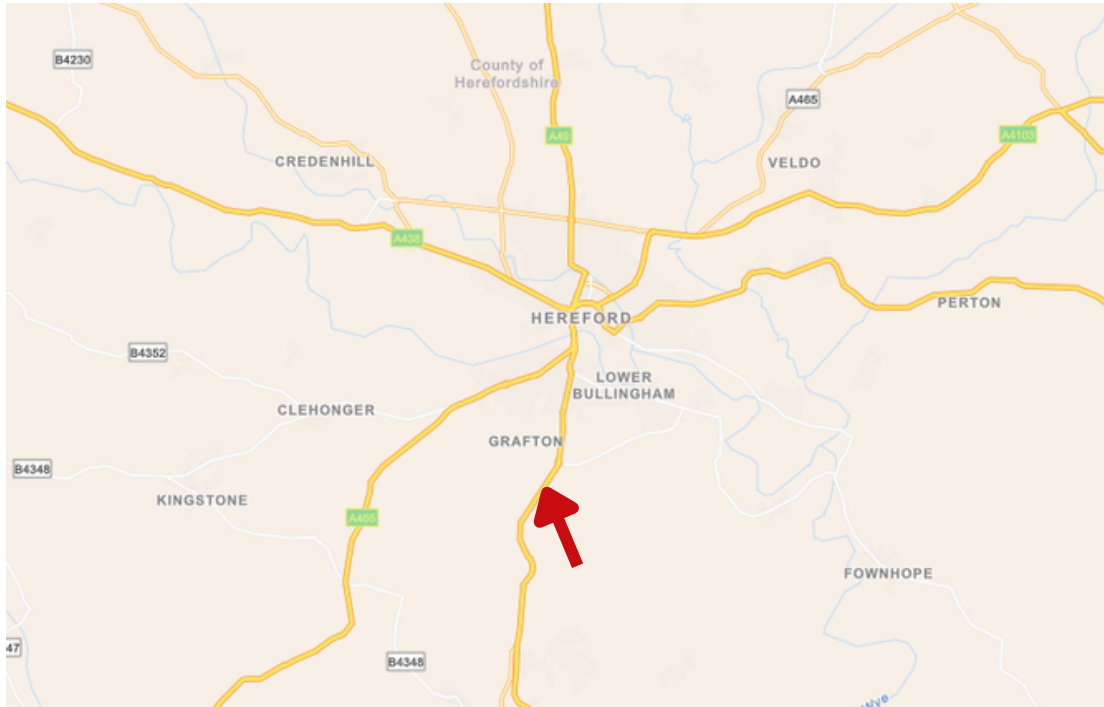
Oct 23



KEY HIGHLIGHTS

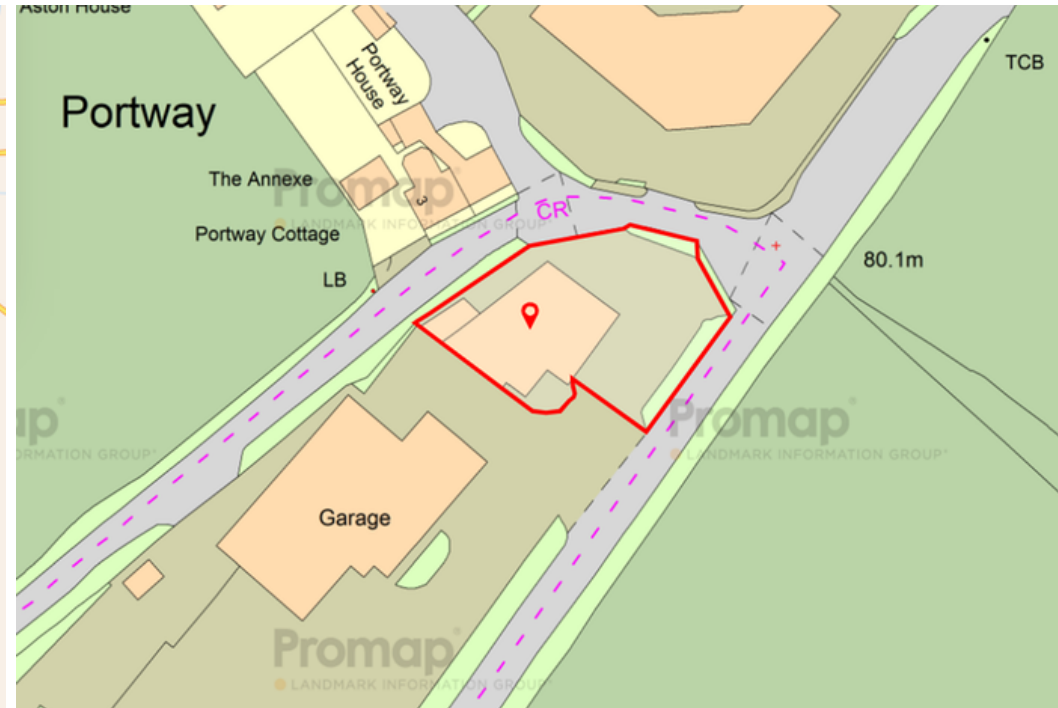
- Prominent roadside location highly visible from the A49
- 3.9 miles south of Hereford
- Potential alternative use prospects such as trade counter or industrial (subject to planning)
- 0.33 acre (0.13 hectares) site (36% site density)
- Good road connectivity via the M50 and M5 motorways

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LOCATION

Located fronting the busy A49 road this highly visible property is situated just 3.9 miles south of the popular city centre of Hereford and 10 miles north of Ross-on-Wye. The property has strong transport connections with the M50 (14 miles) and the M5 (33 miles) along with the Welsh border being situated 10 miles away. Nearby occupiers include Jeep, Honda, Renault, Dacia and Suzuki. The surrounding area also benefits from a Travelodge just to the north.



DESCRIPTION

The property comprises a purpose-built, two-storey building with extensive glazed elevations beneath a flat roof, set within a large, level site. Internally, it provides open-plan showroom accommodation across both ground and first floors, served by a vehicle lift and central staircase, together with offices, workshop facilities, WC and kitchenette provision. Externally, the site benefits from dual access and substantial on-site parking to the front and rear for approximately 44 vehicles.

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ACCOMMODATION

The accommodation comprises the following areas:

Level	Description	Sq Ft	Sq M
Ground	Showroom	2,339	217.28
	Offices, Parts, Ancillary	299	27.75
	Lift	164	15.25
	Workshop	1,066	99.00
	Workshop Ancillary	100	9.30
First floor	Valeting Bay	286	26.61
	Showroom	2,606	242.10
	Offices	216	20.06
TOTAL	Ancillary	192	17.81
		7,267	675.16

Parking	No. of Spaces
Display	33
General	11
TOTAL	44

TENURE

Leasehold

TERMS

Rent on application. Vacant possession anticipated in January 2027 due to relocation of the Toyota business to the adjacent property.

RATEABLE VALUE

£37,250 effective 1st April 2026

EPC

C - 72

VIEWINGS

Viewings to be arranged with the sole letting agent, strictly by appointment.

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