



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

FORMER ESTATE CANTEEN TO LET

Suitable for a range of alternative uses
(subject to planning)

Netherwood Road, Rotherwas Industrial Estate,

Hereford, HR2 6JU

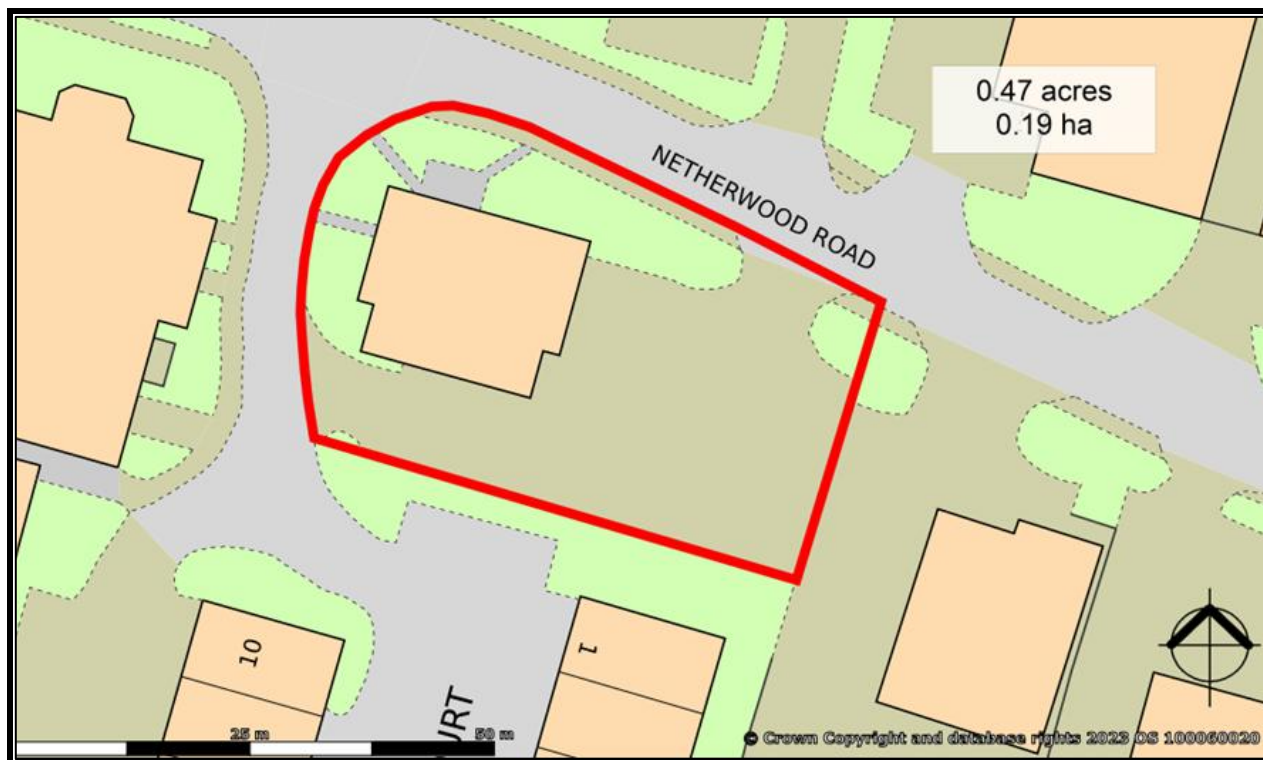
Total building size 3,536 ft²

Site area 0.47 acres



LOCATION

Rotherwas Industrial Estate is the premier established industrial location in Herefordshire, approximately 3.50 miles southeast of Hereford City Centre. The M50 Motorway is approximately 12 miles distant via the A49. Netherwood Road is centrally located on the Estate with access off The Straight Mile. The subject Property is prominently positioned on the southern side of the Road on the corner with Ravenswood Court.



DESCRIPTION

The Property comprises a level site of 0.47 acres fronting Netherwood Road, upon which has been constructed an estate canteen / restaurant building with external seating, yard and car parking areas.

The building comprises a ground floor canteen / dining area together with kitchen, food preparation and storage areas. It is constructed of brick and block walls under a profiled metal pitched roof.

To the rear, there are two garages, whilst on the first floor, there is a self-contained one-bedroom flat. To the side and rear of the building is a large gravel surfaced car parking area while to the front is a grassed area that provides further external dining areas.

Access is from both Netherwood Road and Ravenswood Court.

The building is connected to gas and water supplies and has 3-phase electricity.



FLOOR AREAS

Area (GIA)	Size m ²	Size ft ²
Ground Floor Former Diner	229.96	2,475
Garages	31.36	338
First Floor Flat (part under 1.50 metre head height)	67.17	723
Total GIA	328.49	3,536

The total site area is approximately 0.47 acres, and site coverage is approximately 19.20%.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Property has an EPC rating of B (41) which is valid until 17th October 2031.

BUSINESS RATES

The Property is entered into the 2026 Rating List as “Café And Premises” with a Rateable Value of £11,500.

AVAILABILITY

Offers are invited for a new full repairing and insuring lease.

VAT is not payable on the rent.



For more information or to arrange a viewing, please contact:

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