



**46-47 BROAD STREET, ROSS ON WYE,  
HR9 7DY**

**FOR SALE – INCOME PRODUCING INVESTMENT      £850,000**

**EPC Rating 'TBC'**

- Comprising retail, office and residential
- Prominent position within towns main retail area
- Popular and busy market town
- Gross income of £79,565 per annum

**Chartered Surveyors and Commercial Property Agents**

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6 High Street, Ross-On-Wye, Herefordshire, HR9 5HL

**jackson**   
preece

## LOCATION

The popular market town of Ross On Wye is situated at the end of the M50 in South Herefordshire. The M50 provides convenient access to the M5 motorway to the East and South Wales and the M4 to the West via the A40.

Broad Street is the main retail location within the town and is home to both local and national occupiers.

## DESCRIPTION

The properties comprise two adjacent period properties constructed of facing brickwork to the elevations (part rendered) under pitched tiled roofs, with a two storey stone building to the rear. The accommodation broadly comprises:

### 46 Broad Street

- A ground floor retail space (approx. 861 sq ft)
- Ground floor Office (approx. 288 sq ft)
- First floor office space (approx. 300 sq ft)
- Four flats which are either 1 or 2 beds

### 47 Broad Street

- A ground floor retail space (approx. 990 sq ft)
- Two flats which are 2 beds

## SERVICES

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

N.B. None of the appliances or services have been tested in the property and interested parties should satisfy themselves as to their suitability and safety.

## TENANCIES

### RETAIL

Unit	Tenant	Lease End Date	Current Rent
46	Oxfam	July 2027	£14,750 PA
47	Cheeky Tito's	September 2030	£16,000 PA

### OFFICE

Unit	Tenant	Lease End Date	Current Rent
46E	Royal Voluntary Service	July 2026	£4,275 PA
46F	Thorns and Roses	May 2025	£4,700 PA

## RESIDENTIAL

Flat	Current Rent
46A	£6,444 PA
46B	£5,616 PA
46C	£7,200 PA
46D	£6,300 PA
47A	£7,200 PA
47B	£7,080 PA

## QUOTING PRICE

Offers based on £850,000 for the Freehold subject to the existing tenancy agreements

## RATEABLE VALUE

The 2023 Rating List shows the following assessments for the properties;

46 ground floor unit described as "Shop and Premises" at a rateable value of £11,750

46E ground floor office described as "Office and Premises" at a rateable value of £2,900

46F first floor described as "Office and Premises" at a rateable value of £3,000

47 ground floor unit described as a "Restaurant and Premises" at a rateable value of £11,750.

## LEGAL COSTS

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

## VIEWING

Strictly by prior appointment with the Sole Letting Agents, Jackson Preece Ltd, – 01989 768555

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements