

# THE MALTINGS

— SHOPPING MALL —

# PRIME SHOPPING PARADE

in a busy historic market town



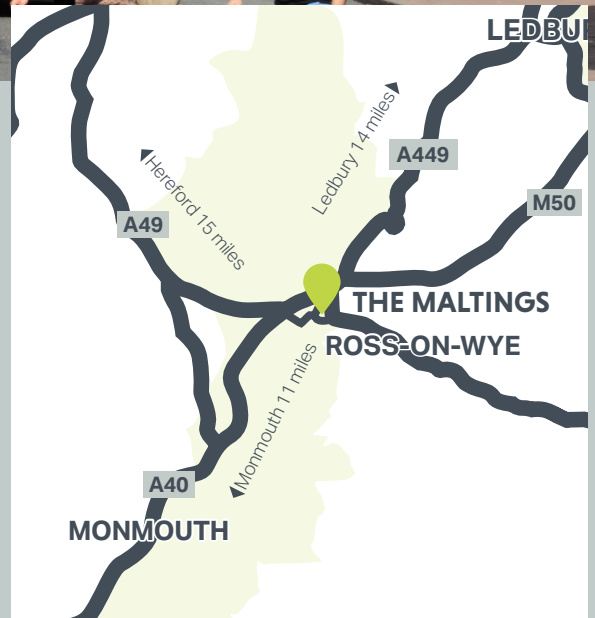
Broad Street, Ross-on-Wye,  
HR9 7YB



# LOCATION

Ross-on-Wye is a historic market town in the county of Herefordshire. Often referred to as 'The Gateway to the Wye Valley', it benefits from excellent connectivity to the Midlands via the M50 & A449, and to the South West via the A40.

Ross-on-Wye is at the epicentre of tourism in the region and is the ideal base for those looking to explore the historic town and the Wye Valley countryside.



Key tourist destination within the Wye Valley

Catchment Population



11,000

**national express**

Voted National Express Best Market Town in the UK 2016

**wye valley** **dyffryn cwyl**  
Area of Outstanding Natural Beauty  
Ardal o Harddwch Naturiol Eithriadol

Wye Valley is an Area of Outstanding Natural Beauty

# THE CENTRE

The Maltings Shopping Centre is an established covered parade of 11 shops anchored by Sainsbury's supermarket and supported by a strong mix of national and independent retailers.

The centre is accessed from the West via Broad Street, the primary retail pitch for Ross-on-Wye town centre, and from the East via a 102 space car park which serves the whole town.



Historic town centre, and tourist destination



Prominent retail unit adjacent to Sainsburys



102 car parking space available nearby



Established retail mall with high footfall



Fitted out ready for immediate occupation



Perfect space for an independent retailer



## RETAIL SPACE

# TO LET

UNIT 10 - 1,060 sq ft

This well presented retail unit occupies a very prominent location within The Maltings Shopping Centre, Ross on Wye.

The property is fitted out with a suspended ceiling featuring LED lighting, a recessed heating system, vinyl flooring in the sales area, multiple double power sockets, and a good quality kitchenette, office, storage and WC area.



## SERVICE CHARGE & INSURANCE

Full details available upon request.

## RENT

£18,500pa exclusive.

## TERMS

The unit is available on a long or short-term internal repairing and insuring lease. Rental incentives may be available subject to contract and covenant strength.

## BUSINESS RATES

Rateable Value - £8,700 per annum.

Full rates relief may be available – Please contact the local rating authority for further information.

## TIMESCALES

The property is available from May 2025.

## LEGAL & PROFESSIONAL COSTS

Each party is to bear their own legal and professional costs in relation to any transaction/letting.



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RETAIL SPACE

# TO LET

UNIT 10 - 1,060 sq ft

ANCHORED BY

Sainsbury's

Clarks.

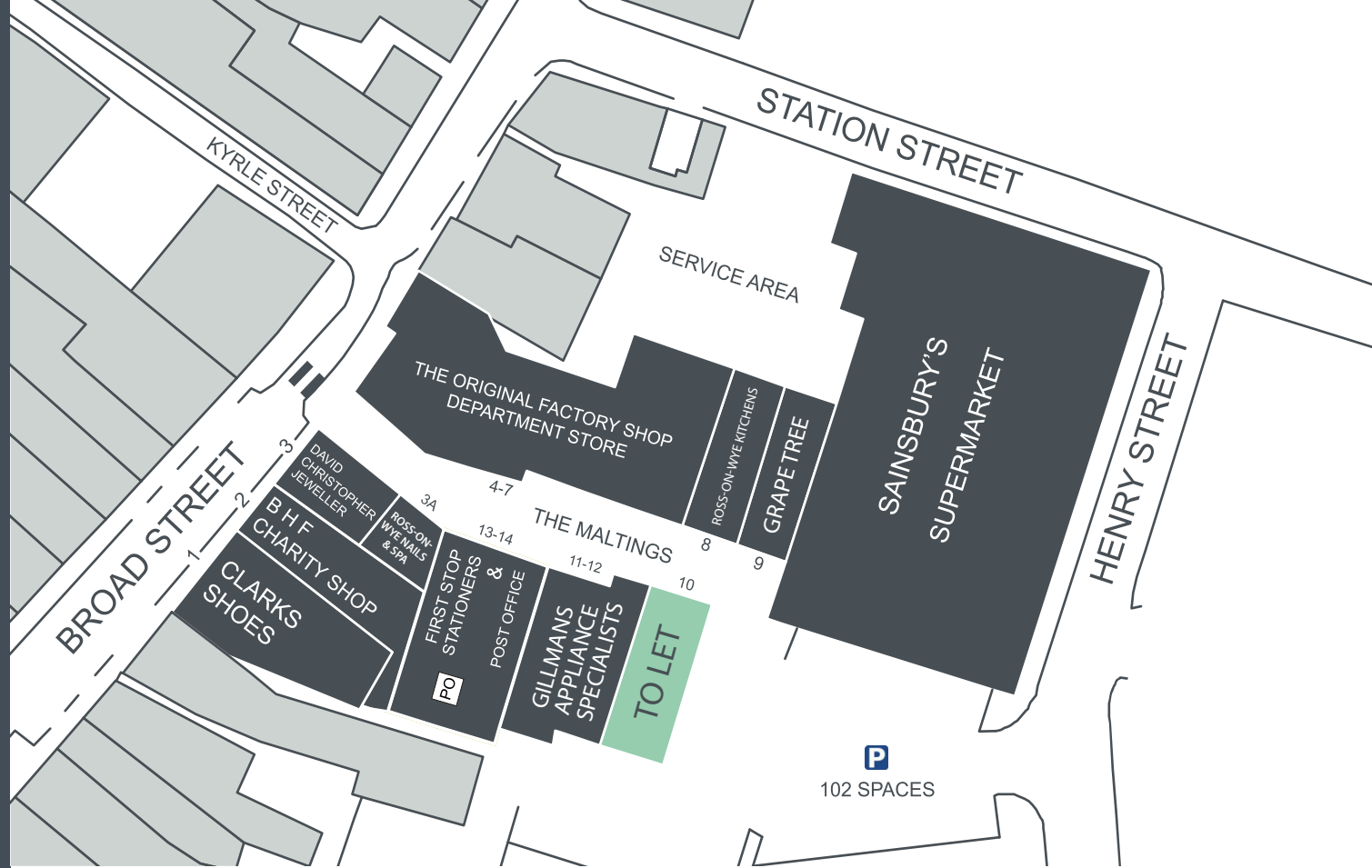
the original factory shop



British Heart Foundation

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SHOPPING MALL



**FI REAL ESTATE MANAGEMENT** 0845 500 61 61  
[www.fi-rem.com](http://www.fi-rem.com)

**Bezan Contractor**  
FI Real Estate Management Ltd

**E:** [bcontractor@fi-rem.com](mailto:bcontractor@fi-rem.com)  
**T:** 01257 263 010  
**M:** 07393 250 359  
**www.fi-rem.com**



**Kurt Wyman**  
Jackson Preece Surveyors

**E:** [kurt@jdpsurveyors.co.uk](mailto:kurt@jdpsurveyors.co.uk)  
**T:** 01989 768555  
**M:** 07915 417 278

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