



Trivett Hicks



monmouthshire building society

www.monbs.com  
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Trivett Hicks

Estate Agents, Lettings  
& Property Management

trivett-hicks.com  
01989 768666

LETTINGS PARRY'S indigo

53 Broad Street  
, Ross-on-Wye, HR9 7DY

£370 PCM





## 53 Broad Street

, Ross-on-Wye, HR9 7DY

-FIRST FLOOR OFFICE

-TOWN CENTRE

-SHARED KITCHEN AND WC'S

-RENTAL INCLUDES BUSINESS RATES

-RENTAL INCLUDES HEATING, LIGHTS ETC.

-£370pcm

In more detail the premises comprise:- All measurements are approximate and should be checked on site.

### FIRST FLOOR

OFFICE 1 (front) approx. 24.6 sq.m (265 sq.ft.)

NOT AVAILABLE

OFFICE 2 (rear) approx. 13.32 sq.m.(143 sq.ft.)

Shared WC

### SECOND FLOOR

OFFICE 3 approx. 14.95 sq.m.(161 sq.ft.)

OFFICE 4 approx. 5.7 sq.m.(61 sq.ft.)

N.B. Offices 3 and 4 could form an interconnecting suite if required.

Shared WC and Kitchen

### SERVICES

SERVICES Mains water, electricity and drainage 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.

### RENTAL

OFFICE 1 - £450 PCM INCLUSIVE

OFFICE 2 - £370 PCM INCLUSIVE

OFFICE 3 - £325 PCM INCLUSIVE

OFFICE 4 - £125 PCM INCLUSIVE

### LEASE TERMS

By negotiation

### LEGAL COSTS

The in-going tenant is to be responsible for the Landlords reasonable legal fees involved in the transaction including any Stamp Duty and VAT.

### VIEWING

Strictly by prior appointment with the Agents, Trivett Hicks., 53 Broad Street, Ross-on-Wye. HR9 7DY.  
Tel: (01989) 768666.

### N B.

All statements contained in these particulars as to



this property are made without responsibility on the part of Trivett Hicks or the Vendors or Lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them and we will endeavour to verify such information.

## Floor Plan



## Area Map

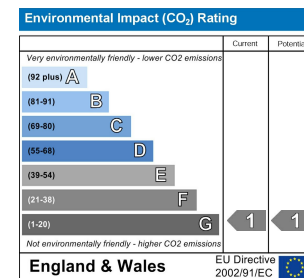
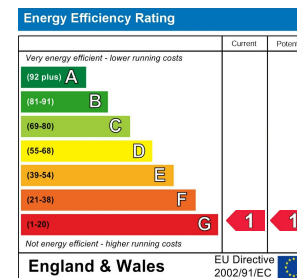


## Viewing

Please contact our Ross-On-Wye Office on 01989 768666 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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