

# THE MALTINGS

— SHOPPING MALL —

# PRIME SHOPPING PARADE

in a busy historic market town



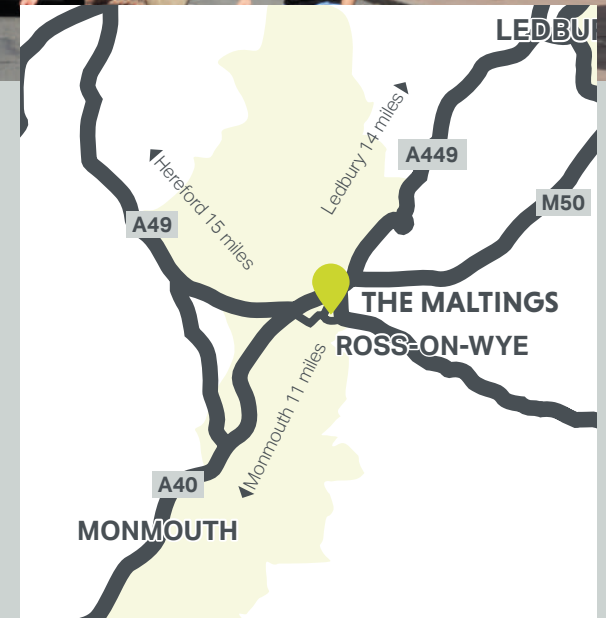
Broad Street, Ross-on-Wye,  
HR9 7YB



# 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



**FAIRTRADE**

Fairtrade Town



# 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 3A - 629 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 air conditioning and heating system, wooden flooring in the sales area, 10 double power sockets, and a good quality kitchenette and WC area.



## SERVICE CHARGE & INSURANCE

Full details available upon request.

## RENT

£12,000 pa, 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 - £6,000 per annum.

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

## TIMESCALES

The property is available from May 2024.

## 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

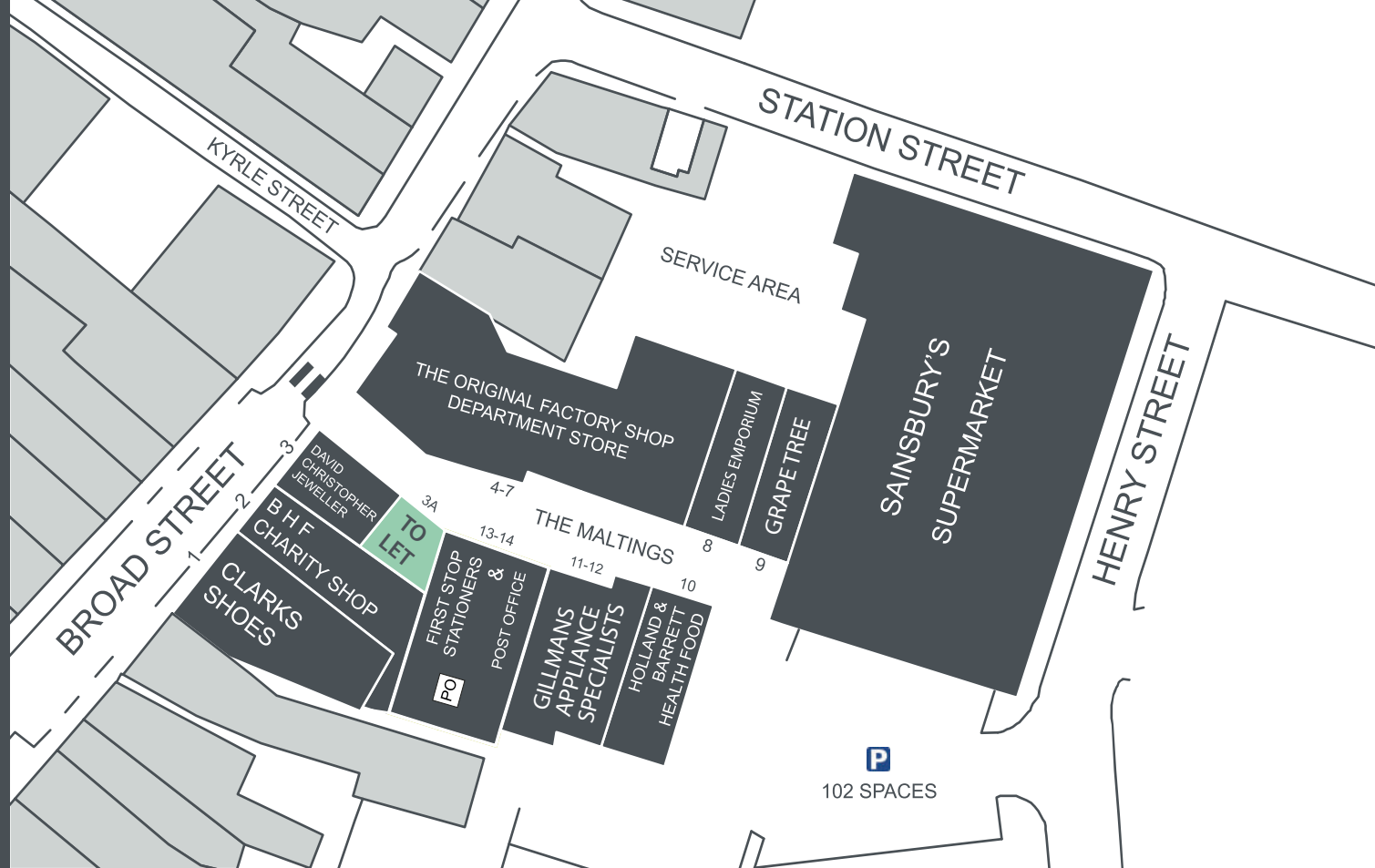
UNIT 3A - 629 sq ft

ANCHORED BY

Sainsbury's

Clarks.

HOLLAND & BARRETT



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SHOPPING MALL

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