



## Former Keltruck Premises, Goodrich Ross on Wye, Herefordshire, HR9 6DF

- Semi-detached commercial garage premises of 5,300 sq ft (492.43 sq m)
- Providing sales and parts shop with adjoining workshops and offices
- Complete with vehicle inspection pit
- Total site area of 0.65 ac (0.26 ha) including large secure yard and car parking

# Keltruck Premises

## Goodrich, Ross on Wye

### LOCATION

Goodrich is a small hamlet in south Herefordshire, which is located approximately 4 miles southwest of Ross on Wye and 8 miles from Mounmouth, on the Anglo-Welsh border and close to the River Wye. Goodrich is essentially a sheltered rural location, but it does lie in close proximity to the A40 trunk road, which forms part of the main route between South Wales and the West Midlands.

The property itself is situated at the junction of the A40 dual carriageway and the A4137 and benefits from good road links despite the predominantly rural location. It immediately adjoins South Hereford Motorcaravan Centre and there is a cafe/diner directly opposite, on the other side of the dual carriageway.

### DESCRIPTION

The property comprises a semi-detached commercial premises providing single storey sales and parts shop with adjoining workshops and offices on a total site area of 0.65 acres (0.26 hectares) including a substantial secure yard and car parking. It was previously utilised as a Scania truck service and parts centre.

The main building is a single storey brick structure beneath a flat felt roof providing reception area, sales office/storage, kitchen and WC facilities. It benefits from gas central heating throughout.

Adjoining the main building to the east are two workshop bays of steel portal frame construction surmounted by a pitched concrete board roof. Bay 1 has an eaves height of approximately 16ft 3ins and incorporates ground and first floor offices/stores, with access via pedestrian doors to the front and side and a roller shutter to the rear. Bay 2 has an eaves height of approximately 18ft and is complete with a vehicle inspection pit, having roller shutter doors to the front and rear. The workshops are heated by gas warm air blowers.

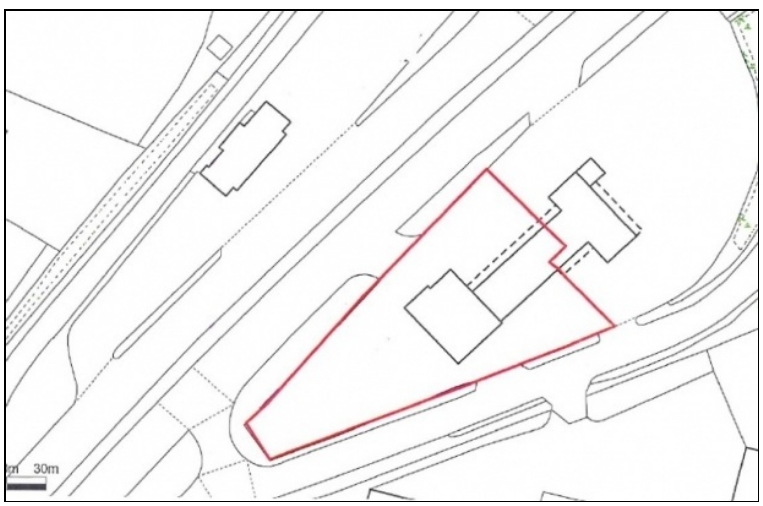
Externally, there is a large tarmac yard to the front and side of the building, which is secured by steel palisade fencing with a gated access. It was formerly utilised as a sales pitch with a capacity for 40 lorries/trucks. There is a car park to the rear of the building.

### ACCOMMODATION

Main Building - Sales and parts shop	1,763 sq ft	163.78
Bay 1 - Workshop and offices/stores	1,522 sq ft	141.39
Bay 2 - Workshop	1,380 sq ft	128.22
<b>Total Gross Internal Area</b>	<b>5,300 sq ft</b>	<b>492.43</b>



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### SERVICES (NOT CHECKED OR TESTED)

We understand that all mains services are available or connected to the property. Interested parties should make their own enquiries.

### PLANNING

Interested parties should make their own enquiries with the Local Planning Authority regarding proposed use.

### TENURE

Leasehold: The property is available to let based on a new FRI lease on terms to be agreed.

### RENT

The quoting rent £25,000 per annum exclusive.

### LOCAL AUTHORITY

Herefordshire Council, Plough Lane, Hereford, HR4 0LE - Tel: 01432 260000

### BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is 25,750.

### ENERGY PERFORMANCE CERTIFICATE

Please contact the agent for details.

### VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

Direct Line: 01952 521005

Mobile: 07957 828 565

Email: [andrew@andrew-dixon.co.uk](mailto:andrew@andrew-dixon.co.uk)

Ref: JAGD/3242LA



Printcode: 2019123

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This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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