46 - 47 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY

Auction Guide Price +++ £500,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 17TH JUNE 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- DOWNLOAD FREE LEGAL PACK
- JUNE LIVE ONLINE AUCTION
- PAIR OF FREEHOLD PERIOD PROPERTIES
- MIXED USE INVESTMENT | £81,845 pa
- 6 X FLATS | 2 X RETAIL | 2 X OFFICE
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JUNE LIVE ONLINE AUCTION – A Freehold ADJOINING PAIR OF PERIOD INVESTMENT PROPERTIES (5918 Sq Ft) comprising 6 x FLATS | 2 x RETAIL | 2 X OFFICE | £81,845 income pa

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Accommodation

FOR SALE BY LIVE ONLINE AUCTION
ADDRESS | 46 - 47 Broad Street, Ross-On-Wye, Herefordshire, HR9 7DY

Lot Number TBC

The Live Online Auction is on Wednesday 27th June 2026 @ 12:00 Noon
Registration Deadline is on Friday 12th June 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

JOINT AGENTS
Jackson Preece Surveyors
www.jdpsurveyors.co.uk

THE PROPERTY
An adjoining pair of Freehold period properties occupying a prominent position on the main High Street in popular Ross on Wye. The properties (5918 Sq Ft) comprise 2 retail units on the ground floor, 2 further offices and 6 self contained residential flats.
Please refer to the floor plans and the schedule of accommodation.
Sold subject to existing tenancies.

Tenure - Freehold
Council Tax - A | A | A | A | A | A
EPC Schedule
Flats - 46a: D | 46b: D | 46c: D | 46d: E | 47a: E | 47b: D
Commercial - 46: C | 46 E | F E | 47: B

SCHEDULE OF INCOME | £81,845 pa
COMMERCIAL UNITS | £39,725 pa

46 Broad Street - Retail | 5 year lease from July 2022 @ £14,750 pa
46E Broad Street - Office | 3 year lease from September 2023 @ £4,275 pa
46F Broad Street - Office | Vacant - was previously let for £4,700
47 Broad Street - Restaurant | 5 year lease from December 2025 @ £16,000 pa

RESIDENTIAL UNITS | £3,510 pcm / £42,120 pa

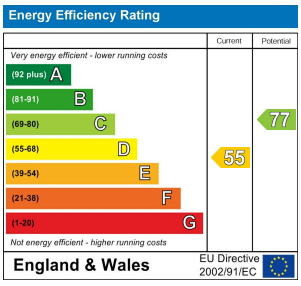
46 A Broad Street – AST contract | commenced March 2024 @ £560 pcm
46B Broad Street – AST contract | commenced April 2025 @ £525 pcm
46C Broad Street – AST contract | commenced February 2025 @ £625 pcm
46D Broad Street – AST contract | commenced February 2024 @ £550 pcm
47A Broad Street – AST contract| commenced January 2024 @ £625 pcm
47B Broad Street – AST contract | commenced February 2024 @ £625 pcm

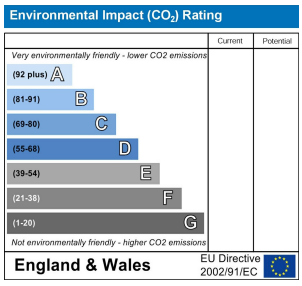
THE OPPORTUNITY
HIGH-YIELDING MIXED USE INVESTMENT | UPDATING REQUIRED

The property is producing an income of £81,845 pa
Interested parties will note that updating and maintenance is required to maintain this level of income (or potentially increase)

Floor plan

EPC Chart





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Auction Property Details Disclaimer

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