



Garages and Storage at School Road, Ruardean,
Gloucestershire, GL17 9XQ





Garages and Storage
School Road
Ruardean
Gloucestershire
GL17 9XQ

Summary of features

- Open plan garaging
- Below ground storage
- Ample parking
- Adaptable and flexible premises
- Recently refurbished

To Let:

Unit 1 - £269.80 PCM

Unit 2 - £144.10 PCM

Unit 3 - £144.10 PCM

Unit 4 - £1,108.65 PCM

Situation:

Ruardean is a well-positioned hillside village set within the Forest of Dean, offering excellent visibility and access to surrounding areas. The village overlooks the South Wales mountains and benefits from convenient transport links, making it a practical location for business or commercial use. Situated approximately 14 miles from Gloucester, Ruardean is served by regular bus routes connecting to the market towns of Ross-on-Wye and Cinderford, providing steady local and visitor traffic. The area also has good road access to the Severn Crossings, M4, and M5, offering straightforward routes to major centres including Bristol, Cardiff, Cheltenham, and the Midlands.

Description:

A substantial four-bay garage and storage block. The property comprises four spacious bays with secure access, suitable for vehicle storage, workshops, or light commercial use, together with additional storage space below.

The site benefits from ample parking and turning space, making it ideal for businesses requiring easy vehicle access or external storage capacity.

Of solid construction, the property offers flexibility for a range of commercial or private uses (subject to any necessary consents). It is available as a whole or as four separate units, providing adaptable options to suit individual requirements.

Approximate total floor area: 1,800 sq. ft. (available as a whole or as four individual units).

Services:

We understand the property benefits from mains electricity and water. A service charge will be levied on top of the rent, rate TBC.

Accommodation:

	Sqm	Sqft
Unit 1 (Garage)	26.38	284
Unit 2 (Garage)	12.17	131
Unit 3 (Garage)	12.17	131
Unit 4 (Garage & Basement)	108.42	1167

All measurements and areas are approximate and provided for guidance only.

Terms:

The property is available to let on flexible terms, to be discussed with the landlord. Units can be taken individually or as a whole, with lease length and conditions tailored to suit the occupier's requirements.

For further details or to discuss specific leasing arrangements, please contact the agent.

VAT:

VAT is chargeable on the rent.

Legal Costs:

Each side is responsible for their own legal costs incurred in this transaction.

Planning:

No enquiries have been made, interested parties are to undertake their own enquiries.

Business Rates and EPC:

The property does not yet have either a Rateable Value or an Energy Performance Certificate rating.



Directions:

The property is conveniently located just off School Road on Norman Way in the centre of Ruardean, Gloucestershire (GL17 9XQ). The village is easily accessed from the A4136 via Drybrook or Brierley, with links to Cinderford (4 miles), Ross-on-Wye (10 miles), and Gloucester (14 miles). Major routes including the A40, M4, and M5 are within easy reach, providing excellent regional and national connectivity. The property sits close to the village centre, near the church, primary school, and village hall.

What3Words: ///scoots.backward.insurance

Viewing Arrangements:

By appointment with the agents:

Sunderlands

Offa House St Peter's Square

Hereford

HR1 2PQ

FAO: Tara Boulton MRICS

Tel: 01432 356161 (opt.3)

Email: t.boulton@sunderlands.co.uk

Mobile : 07824 552830

The information in these particulars has been prepared as at October 2025.

Sunderlands

Hereford Branch

Offa House, St Peters Square, Hereford HR1 2PQ

Tel: 01432 356 161

Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch

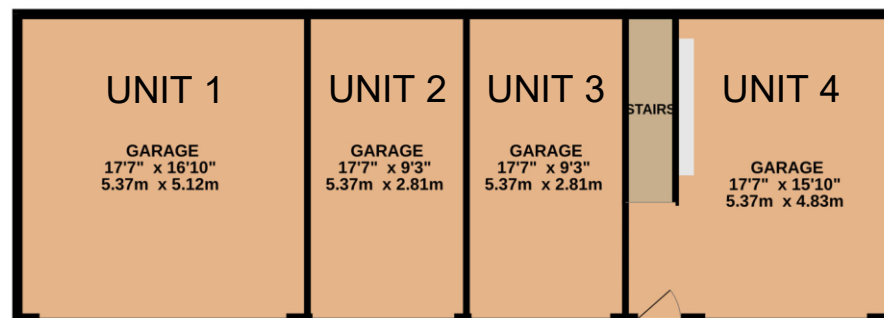
3 Pavement House, The Pavement, Hay on Wye, Herefordshire

HR3 5BU

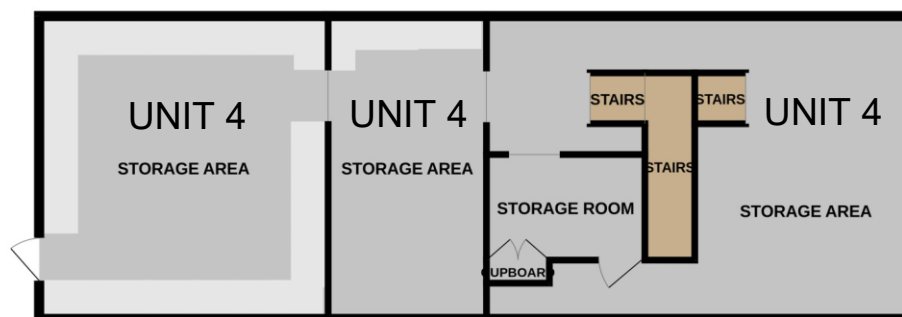
Tel: 01497 822 522

Email: hay@sunderlands.co.uk

GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



LOWER FLOOR
900 sq.ft. (83.6 sq.m.) approx.



rightmove
find your happy

Zoopla.co.uk
Smarter property search



None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.