



Sunderlands

Residential Rural Commercial

Chartered Surveyors • Commercial Property Consultants

FORMER TAKEAWAY, SCHOOL LANE, RUARDEAN, GL17 9XQ



WELL-LOCATED TAKEAWAY/RESTAURANT PREMISES IN A
POPULAR VILLAGE

- Established restaurant/takeaway use
- Open serving area with separate kitchen area and store
- Existing extraction and preparation areas
- Flexible lease terms available

RENT
£12,000 per annum

Location The property is located on School Lane in the centre of Ruardean, positioned immediately next to the village convenience store, benefiting from regular local footfall and passing trade. Ruardean is a well-supported village within the Forest of Dean, with a strong residential catchment and good access to nearby towns including Cinderford, Ross-on-Wye and Monmouth. The setting provides an established and convenient trading position for a food business or takeaway operator.

Description The property is a self-contained restaurant/takeaway premises which had been used as a takeaway for a number of years prior. There are two entrances, one the front of the building into the serving area, the other entrance to the rear of the building.

The property is arranged with a front serving area, two adjoining kitchen and preparation spaces, a useful store and a W.C. The layout offers practical and adaptable accommodation suitable for a range of food-related uses, with clear separation between service, preparation and storage areas.

Externally, at the rear is parking for a single vehicle as well as space for delivery vehicles.

Accommodation The property has been measured on a net internal basis as follows:-

	Sqm	Sqft
Serving Area	18.58	200.00
Kitchen / Prep Area	14.86	160.00
Kitchen Area	9.66	104.00
Store including W.C.	28.58	200.00
TOTAL	61.68	664.00

Services The property benefits from mains water and mains electricity.

Terms Available to let to suitable tenants at an asking rent of £12,000 per annum.

There is a flat above the shop which is not included in this letting.

VAT VAT is chargeable on the rent.

Business Rates The property was assessed in the April 2026 Rating List as having a Rateable Value of £4,550. This means qualifying tenants should be able to obtain maximum Small Business Rate Relief.

Legal Costs Each party is responsible for their own incurred.

Viewing By appointment with the agents:
Sunderlands
Offa House, St Peter's Square, Hereford HR1 2PQ
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The information in these particulars has been prepared as at 9 March 2026