

62 HIGH STREET
STROUD
GLOS GL5 1AS

TO LET – Retail Premises



- Prominently situated retail premises on popular busy High Street
- Ground and first floors combined provide 912 sq ft
- New lease available

RENTAL: £18,000 PER ANNUM EXCLUSIVE, (SUBJECT TO CONTRACT)

COM/8010 DATE: 13.12.2021

LOCATION

The property occupies a prominent position within the town's pedestrianised retail zone situated between the junctions with Kendrick Street and King Street.

Nearby occupiers include Mountain Warehouse, Greggs, Costa Coffee and Boots.

DESCRIPTION

The available premises comprise of the ground and first floors of a mid-terraced retail property. The property was last occupied by a café, and the kitchen and counter to the rear of the ground floor remain in-situ. The first floor was previously additional dining space with WC and access to a roof terrace.

ACCOMMODATION (all areas, where quoted, are approximate).

Description	Sq ft	M ²
Ground floor NIA	588	54.60
First floor NIA	324	30.08
Total	912	84.68

SERVICES

We have not tested any of the connections, and interested parties are advised to satisfy themselves to the condition of these instalments.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

EPC

The property is awaiting an EPC assessment.

TERMS

The property is available to let by way of a new lease for a term of years to be agreed at a commencing rental of £18,000 p.a. exclusive.

COSTS

Each party will be liable for their own legal costs of the transaction.

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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