

66 HIGH STREET
STROUD
GLOS GL5 1AS

TO LET – Retail Premises



- Prime located retail premises previously cafe
- Ground floor shop 796 sq ft
- 1199 sq ft first and second floor accommodation

RENTAL: £25,000 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

COM/8013 DATE: 04.02.2022

LOCATION

The property is located in the busy High Street, with adjacent retailers including The Card Factory, Clarks Shoes, CEX Computer Games and The Works, being just up from King Street, which links to the acclaimed Five Valleys Shopping Centre.

DESCRIPTION

The property operated as a café prior to the Pandemic. The premises include two upper floors which have not been used in recent times. The Landlord is prepared to offer an incentive to a new tenant which will provide a rent free period reflecting the proposed refurbishment and restoration. The rooms which include some period features could be used as offices, ancillary rooms, meeting rooms etc.

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

Description	Sq ft	M ²
Ground floor shop	796	74.0
First floor rooms	575	53.4
Second floor rooms	624	58.0
Total	1995	185.4

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

We are advised that the current Rateable Value is £18,250.

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.

TERMS

The property is available by way of a new lease for a term of years to be agreed at a commencing rental of £25,000 p.a. exclusive.

NB. The landlord will acknowledge the expenditure involved in restoring and refurbishing the first and second floor accommodation within a Business Tenancy whereby the cost can be credited against the annual rent dependent upon the length of the new lease.

EPC

The property has an EPC rating of D and the Certificate is available upon request.

COSTS

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

VIEWING

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

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk or Jackson Criss on

Tel: 0207 6377100 / Email: andrewc@jacksoncriss.co.uk

Disclaimer: Hawkins Watton Ltd and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are, give notice that:

- i. These particulars are given and any statement about the property is made without responsibility on the part of Hawkins Watton Ltd or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- ii. Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- iii. No employee of Hawkins Watton Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- iv. Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- v. Except in respect of death or personal injury caused by the negligence of Hawkins Watton Ltd or its employees or agents, Hawkins Watton Ltd will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by Hawkins Watton Ltd.
- vi. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Hawkins Watton Ltd shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.