

2, 4 & 6 Queens Road
Stonehouse
Glos GL10 2QA

TO LET / MAY SELL



- **Three Ground Floor Commercial Units**
- **Available combined or as individual units**
- **New lease(s) available**

RENTAL FROM: £7,500 PER ANNUM EXCLUSIVE, SUBJECT TO CONTRACT

COM/8016 DATE: 12.05.2022

LOCATION

The property is located close to the centre of the town of Stonehouse, accessible via the High Street. Stonehouse is a vibrant and growing small town, which has attracted a number of national and independent businesses in recent years.

Stonehouse is conveniently located to access the larger centre of Stroud and Gloucester, via J13 of the M5 and has its own train station.

DESCRIPTION

The premises comprise of 3 ground floor commercial units, previously used as offices but would suite a variety of uses including retail or leisure. They are available combined as a single unit, or alternatively can be split and let as three separate units.

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

Description	Sq ft	M ²
6 Queens Road	476	44.2
4 Queens Road	485	45.1
2 Queens Road	508	47.1
Total	1469	136.4

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

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 premises are available to let by way of a new lease(s) for a term of years to be agreed. Alternatively, the owner will consider selling the long leasehold (virtual Freehold) interest, with price available on application.

Rentals:	Whole premises	£19,500 per annum exclusive
	Individual units	£ 7,500 per annum (each) exclusive

EPC

The property is awaiting an EPC rating.

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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