

**2 MARKET STREET
NAILSWORTH
GLOS GL6 0BZ**

TO LET – Retail Premises



- **DOUBLE FRONTED RETAIL PREMISES**
- **330 SQ FT GROSS INTERNAL SPACE**
- **POPULAR MARKET TOWN**

RENTAL: £12,000 PER ANNUM EXCLUSIVE SUBJECT TO CONTRACT

COM/6007 DATE: 29.04.2022

LOCATION

The property is situated within the original town centre being close to The Britannia in Cossack Square. Market Street offers a wide range of independent retail outlets and is well served with the free car parks in Old Market.

Nailsworth is regarded as one of the best market towns in the South Cotswolds, and is convenient to the larger centres of Stroud, Cheltenham and Gloucester. The area is well served with easy accessibility to both the M4 and M5 motorways.

DESCRIPTION

A self-contained retail outlet with a double frontage and well presented accommodation. The shop offers flexibility of design and layout taking advantage of the high level of passing trade.

ACCOMMODATION (all areas are approximate):

Description	Sq ft	M ²
Front shop	190	17.6
Rear shop	136	12.6
Kitchenette	10	0.9
TOTALS	336	31.1

TERMS

The property is offered by way of a new business tenancy on internal repairing and insuring terms for a term to be agreed and at an initial rental of **£12,000** per annum exclusive for the first 3 years.

SERVICES

All mains services are understood to be connected or available.

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 on adjustment of the rating assessment.

COSTS

Each party are liable for their own legal costs for the transaction.

EPC

The EPC Certificate will be available upon request.

VIEWING

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

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