

TO LET – Retail Unit



- Modern ground floor retail unit – 1,322 sq ft
- Ancillary space to first floor – 2,000 sq ft
- Prominently situated on busy pedestrianised High Street with a mix of both national and independent retails

RENTAL: £30,000 PER ANNUM, EXCLUSIVE, SUBJECT TO CONTRACT

COM/8088 DATE: 30.05.2024

LOCATION

The property is prominently located on the pedestrianised High Street with nearby occupiers including, The Works, Boots, and Superdrug.

Stroud is a thriving market town with a district population of c. 120,000 and is located approximately 5 miles west of the M5 (J13), with good road links to the larger centres of Gloucester, Cheltenham and Bristol.

DESCRIPTION

The available space comprises the whole building of this relatively modern retail property, with open plan retail/sales space on the ground floor together with ancillary stores and staff room on the upper floor.

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

NIA	Sq ft	M²
Ground floor	1322	123.7
First floor	2000	185.8
Total	3322	309.5

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 property is available by way of a new fully repairing and insuring Lease at a commencing rental of £30,000 p.a. exclusive, for a term of years to be agreed.

EPC

Awaiting an EPC.

COSTS

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

VIEWING

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

Tel : 01453 753753 / Email: admin@hawkinswatton.co.uk or SE Commercial on

Tel : 01453 757214 / Email : info@secommercial.co.uk

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