

**8 FOUNTAIN STREET
NAILSWORTH
GLOS GL6 0BL**

TO LET – Retail/Office



- **Commercial Unit (ground floor only)**
- **Prominent position in heart of popular town centre**
- **New Lease available**

RENTAL: £750 PER MONTH EXCLUSIVE, SUBJECT TO CONTRACT

COM/8095 DATE: 31.05.2024

LOCATION

The property is situated in a prominent location on Fountain Street, the A46 Stroud to Bath Road within the heart of the main retail pitch of the town. Nailsworth is a well regarded South Cotswold market town with a wide range of independent shops including Williams Kitchen and Hobbs Bakery.

DESCRIPTION

The available premises consist of a room on the ground floor of this prominent and attractive period building in a highly visible location in the centre of Nailsworth. There is access to shared facilities within the building.

ACCOMMODATION

Description	Sq ft	M ²
Ground floor NIA	267	24.8

SERVICES

We confirm we have not tested any of the service provisions and interested parties are advised to satisfy themselves of their condition.

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 offered by way of a new lease with a commencing rental of £750.00 per month, exclusive of utility costs.

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 sole agent: Hawkins Watton Ltd on

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

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