59 High Street

Stroud, GL5 1AS

Hawkins Watton

TO LET

420 TO 2,015 SQ FT
(39.02 TO 187.20 SQ M)

£35,000 PER ANNUM

Larger than average retail premises of approx. 2000 sq ft

- Excellent location on prime High Street position
- New lease available
- Larger than average retail premises of approx. 2000 sq ft

hawkinswatton.co.uk
01453 753753

Summary

Available Size	420 to 2,015 sq ft
Rent	£35,000 per annum
EPC Rating	C

Location

The property issituated in a highly prominent trading position on the pedestranised High Street close to the junction with Kendrick Street and King Street. Nearby occupiers include Costa Coffee, Boots the Chemist, Greggs and Mountain Warehouse.

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 Lease at a commencing rental of £35,000 p.a. exclusive, for a term of years to be agreed.

EPC

The property as an EPC rating of C and the Certificate can be found at: https://find-energy-certificate.service.gov.uk/energy-certificate/0550-6906-3989-7876-7481.

COSTS

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

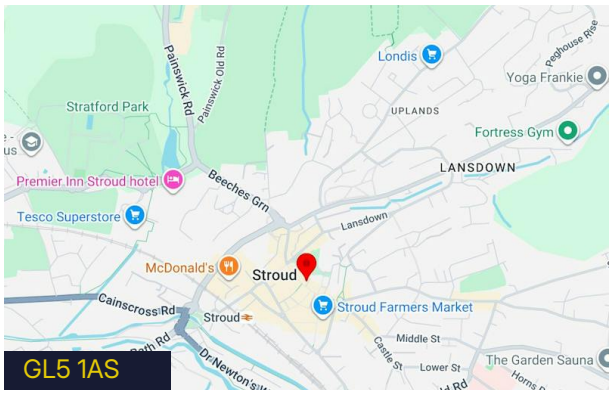
Description

The property comprises of a two-storey period retail building with the ground floor providing larger than average sales space, which is expected to be stripped back to a shell for the next tenant to fit out. The upper floor provides useful ancillary office, stores and staff facilities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail space	1,595	148.18
1st - Ancillary	420	39.02
Total	**2,015**	**187.20**



Viewing & Further Information

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Hawkins Watton

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