





# 155 Seymour Road, Gloucester

**Retail unit decorated to a high standard throughout. Suitable for a variety of uses subject to planning.**

## Location

The property is situated on a corner position at the junction of Seymour Road and Cecil Road, approximately one mile south of the City Centre. It is situated in a prominent position in a residential area and there are several commercial premises in the vicinity with further amenities provided along the Bristol Road.

## Description

The property comprises an end-terrace two storey building of rendered brick construction under a pitched tiled roof with residential on the first floor and a self-contained retail unit at ground floor level with fully glazed shop front.

The ground floor includes the main retail area with a kitchenette and WC to the rear.

The property includes an enclosed yard to the rear with gated entrance.

## Accommodation

(Approximate net internal area)

Retail	32.41 m2	(349 ft2)
Kitchen	8.80 m2	(95 ft2)
<b>Total</b>	<b>41.25 m2</b>	<b>(444 ft2)</b>

## Rates

The Rateable Value listed on the Valuation Office Agency website for the retail unit is £6,100.

Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

## Planning

The ground floor has been used as a beauty salon which falls within Class E of the Use Classes Order 1987.

## Terms

The shop is available by way of a new lease for a term to be agreed.

## Rent

£9,000 per annum.

## VAT

The property is not elected for VAT.

## EPC

The retail unit has an EPC Rating of C-63.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.





# Request a viewing


For further information or to request a viewing, please get in touch

## Key contacts



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