

**First Floor, The Old Chapel, Culver Street,
Newent GL18 1DB.**

 **Offices**

 **Newent**

 **To Let**

 **93.89 m2 (1,012 ft2)**





First Floor, The Old Chapel, Newent

Self-contained office suite a short walk from the Town Centre with potential for a range of uses. Available on a new lease.

Location

Newent is an expanding country market town with a population of approximately 5,500, situated approximately 10 miles north-west of Gloucester, off the B4215 Gloucester to M50 road which by-passes the town. Junction 3 of the M50 Motorway, which links to Ross-on-Wye and South Wales and to the M5 and national motorway network, is approximately 3 miles to the west of the town.

The property is situated on Culver Street, off Broad Street which is part of the main thoroughfare through the town. There are a range of local amenities provided on Broad Street and the town's main public car park is a short distance away.

Description

The available space is located on the first floor of a former Chapel and comprises five individual offices, a storage area, kitchen facilities and WC. The property benefits from gas central heating, Velux roof lights to most rooms, spotlights and laminate flooring throughout.

There is a communal access from the side of the property which is shared with the tenants on the ground and second floors.

On-street parking is available in the area.

Accommodation

(Approximate Net Internal Area)

93.89 m² (1,012 ft²)

Planning

Within Class E.

Rates

The Rateable Value listed on the Valuation Office Agency website is £3,450. Prospective occupiers are advised to check with the Local Authority to establish the position in respect of transitional relief.

Terms

The offices are offered by way of a new lease for a term to be agreed. Consideration will be given to letting the accommodation in parts.

Rent

£10,000 per annum exclusive.

Service Charge

A charge may be levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas and shared utilities.

Energy Performance Certificate

The property has an EPC Rating of C-67.

VAT

All figures within these terms are exclusive of VAT where applicable.

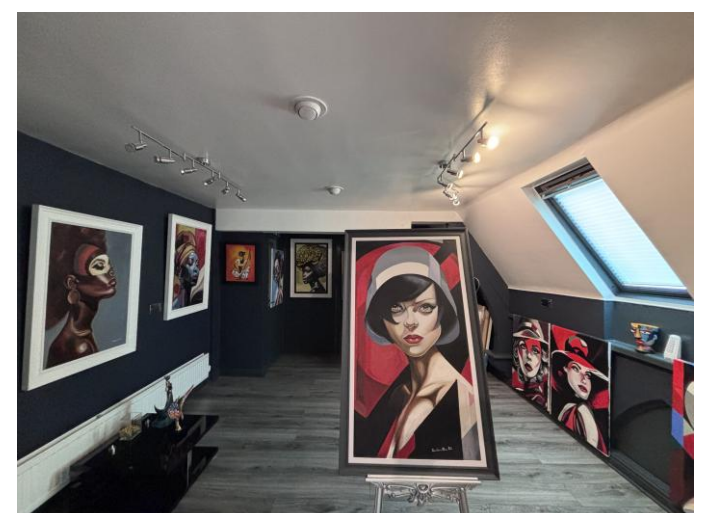
Legal Costs

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





First Floor, The Old Chapel, Newent





Request a viewing

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

Key contacts

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