



TO LET



# 36 Bristol Road, Gloucester

**Fully refurbished self-contained retail unit in a prominent position approximately 1 mile from the City Centre.**

## Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon.

The property is situated on the western side of Bristol Road, approximately 1 mile south of the city centre, close to the Madleaze Estate entrance.

## Description

The property comprises a two-storey building of solid brick construction under a pitched tiled roof. It has been **refurbished** to a high standard throughout and there is a private courtyard to the rear.

The shop benefits from a fully glazed frontage, painted and plastered walls and ceilings, LED lighting, carpeted flooring and wall-mounted electrical sockets. Kitchen and WC facilities are provided.

## Accommodation

(Approximate net internal area)

44.03 m<sup>2</sup> (474 ft<sup>2</sup>)

## Rates

The entry currently listed on the Valuation Office Agency website is £7,500. Prospective occupiers are to check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Within Class E the Uses Classes Order 1987.

Operating hours will be restricted.

## Terms

The property is offered by way of a new internal repairing and insuring lease for a minimum term of 3 years. The tenant to be responsible for the shop front, windows and doors.

The lease to be excluded from the Security of Tenure provisions of the Landlord and Tenant Act, 1954.

## Rent

£8,000 per annum exclusive.

## VAT

The property is not elected for VAT purposes.

## References

Rent deposit and/or guarantor requirements will be confirmed once lease proposals and reference information have been received.

## EPC

The shop has an EPC Rating of D-95.

## Legal Costs

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

## Declaration of Interest

For transparency, we confirm that a staff member has an ownership interest in the property currently being marketed.





# 36 Bristol Road, Gloucester





# Request a viewing

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

## Key contacts

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