





# Unit 3 Abbotswood Shopping Centre

**Retail unit in a popular residential neighbourhood. Available on a new lease for a term to be agreed.**

## Location

The property is situated on Abbotswood Road in the Gloucester suburb of Brockworth, approximately 3 miles to the east of the City Centre. It lies approximately 1/4 of a mile from Ermin Street, one of the principal routes out of the city centre which leads to the Shurdington Road (A46) which provides access to the Brockworth Bypass and, in turn, to the Motorway network at Junction 11A of the M5. Neighbouring occupiers include a Cooperative Convenience Store and Lloyds Pharmacy.

## Description

The property is situated within a small suburban shopping parade and comprises a self-contained lock-up retail unit with a fully glazed frontage and an external roller shutter. It has been used as a hair and beauty salon and the accommodation includes an open-plan retail area, together with a kitchen, storeroom and WC facilities.

In general there are painted plastered walls, suspended ceilings with LED lighting and wooden floors.

Rear access is available to a shared loading area and a communal customer car park.

## Accommodation

(Approximate net internal area)  
57.48 m<sup>2</sup> (619 ft<sup>2</sup>).

## Rating

The property has a Rateable Value of £7,700. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

General retail within Class E of the Uses Classes Order but it may suit alternative uses, subject to the necessary consents being obtained.

## Terms

The property is offered by way of a new lease for a term to be agreed.

**The fixtures and fittings may be available by separate negotiation with the outgoing tenant.**

## Rent

£12,000 per annum exclusive.

## Service Charge

A charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

## Energy Performance Certificate

The property had a Rating of D-86.

## VAT

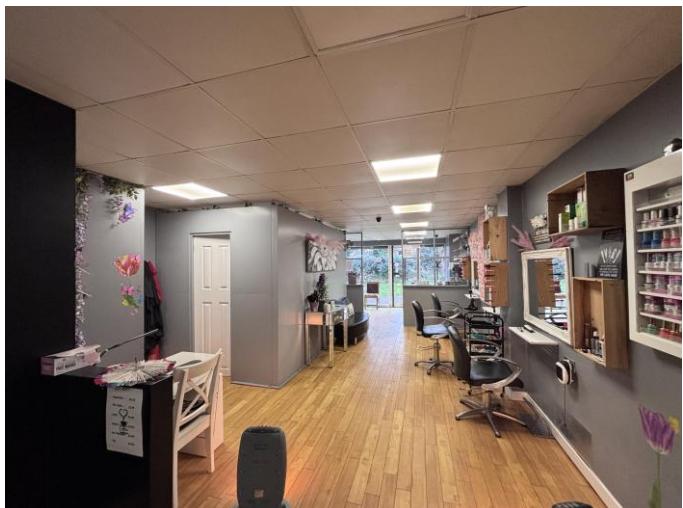
The property is not elected for VAT purposes.

## Legal Costs

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



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# Request a viewing

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

## Key contacts

### Simon McKeag BSc (Hons) MRICS



simon@ashproperty.co.uk



07737 691453

### Oliver Hambling



oliverhambling@ashproperty.co.uk



01452 300433

[www.ashproperty.co.uk](http://www.ashproperty.co.uk)

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