





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 m² (619 ft²).

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.





Unit 3 Abbotswood Shopping Centre





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

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

