



TO LET



2 & 3 Park Parade, Stonehouse

Prominent self-contained retail unit with ancillary accommodation to the rear. Available on a new lease.

Location

The property is prominently on Park Road directly opposite the junction with Elm Road within ½ mile of Stonehouse Town Centre. Stonehouse is situated approximately 3 miles to the west of Stroud and 2 miles to the east of junction 13 of the M5 motorway. Nearby centres are Gloucester (approximately 10 miles to the north), and Bristol (approximately 23 miles to the south). There is a mainline railway station in the town centre, with journeys to London Paddington taking approximately 1¾ hours.

Description

The property comprises a three-storey building with commercial units on the ground floor and residential above.

Units 2 and 3 are mid-terrace and comprise the main retail area with storage, space for a kitchenette and WC to the rear.

	M2	Ft2
Retail	111.48	1,200
Store 1	21.76	234
Store 2	10.93	118
Store 3	2.65	28
Total	146.82	1,580

The retail area has a new aluminium framed double glazed windows in the front elevation with single pedestrian door. A secondary access is provided from the rear. Internally there are suspended ceilings with inset lights, painted plastered walls and partially tiled floors. There is no heating.

On-street parking is provided to the front of the property.

Rating

The property has a Rateable Value of £10,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

General retail but may suit alternative uses within Class E of the Uses Classes Order.

Terms

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

Rent

£14,000 per annum exclusive.

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

An EPC is being prepared.

VAT

The property is 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



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