

# Rear Building, 25 High Street, Tewkesbury, GL20 5AT.

- Retail/Office/Studio
- **Q** Tewkesbury
- To Let

**\$ 92.08 m2 (992 ft2)** 





# Rear Building, 25 High Street, Tewkesbury

Self-contained retail/office/studio with potential for a variety of uses. The property is to be refurbished.

#### Location

Tewkesbury enjoys excellent road communications with the M5 Motorway approximately 1½ miles from the town centre and the main A38 which provides access to Worcester to the north and Gloucester to the south.

The property is situated on the western side of Tewkesbury High Street, approximately 30m north of the historic Cross in an area of both multiple retailers and independent local traders. Multiples in the immediate vicinity include W H Smith, EE, Halifax, Superdrug, Mountain Warehouse, Edinburgh Woollen Mill and Holland & Barratt.

The property is Grade II Listed and is situated in the Tewkesbury Conservation Area.

## **Description**

The property is located to the rear of No. 25 High Street and is a two-storey building of masonry construction with pitched and profiled steel roof.

The accommodation comprises an open plan area and WC on the ground floor with tiled concrete floor, emulsion painted walls and ceilings with part suspended tiled ceiling with integral lights. There is a further room at mezzanine level.

There is a yard to the rear with barrier entry and the property has one allocated parking space.

#### **Accommodation**

(Approximate net internal floor area)

Total	92.08 m2	(992 ft2)
First Floor	28.67 m2	(309 ft2)
Ground Floor	63.41 m2	(683 ft2)

## **Planning**

The property has recently been used for retail and offices within Class E of the Use Classes Order 1987 and has potential for a variety of uses.

#### **Rates**

The Rateable Value appearing on the Valuation Office Agency website is £5,400. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

#### **Terms**

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

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

#### Rent

£11,000 per annum exclusive.

## **Energy Performance Certificate**

The property has a Rating of E-113.

#### **VAT**

The property is not elected for VAT.

### **Legal Costs**

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





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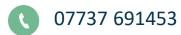


For further information or to request a viewing, please get in touch

# **Key contact**

## Simon McKeag BSc (Hons) MRICS





# www.ashproperty.co.uk

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