





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)

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





Rearing Building, 25 High Street, Tewkesbury






Request a viewing

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

Key contact

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

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, Alder King LLP 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 Alder King and accordingly, we recommend you obtain advice from a specialist source.

