



TO LET



Unit 1 Barnard's Parade, Stonehouse

Prominent self-contained retail unit with parking to the rear. Available on a new lease for a term to be agreed.

Location

The property is prominently on the High Street in Stonehouse at the southern end of the town centre. Stonehouse is a popular town 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 the ground floor of an end of terrace retail unit of brick construction, part two storey. It has a fully glazed shop front, and the accommodation includes the main retail area with an office, storage, a kitchen and WCs to the rear.

There is allocated parking to the rear of the property and on-street parking is provided in the immediate area.

Accommodation

Approximate net internal area.

168.42 m2 (1,813 ft2).

Rating

The property has a Rateable Value of £20,750. 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.

Rent

£22,500 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-84; the EPC has expired, and a new one is being prepared.

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



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