





Elmrep House, Eastern Avenue

Prominent building with potential for a range of uses, subject to planning.

Location

The property is prominently situated on the Eastern Avenue (A38) ring road adjoining the Painswick Road (B4073) roundabout, approximately 1½ miles east of the City centre.

The property immediately adjoins a major Esso Petrol Filling Station which includes a Tesco Express supermarket and is directly opposite a drive-through car wash. With these exceptions, the area is generally residential houses.

Description

The property comprises a two-storey front storeroom and offices converted some years ago from a house. To the rear is a detached two storey building comprising a ground floor workshop and first floor offices.

The property occupies a level site of approximately 0.06 hectares (0.15 acres) and has good on-site car parking for approximately 12 cars.

Access into the property is over a small section of the entrance to the petrol forecourt of the Petrol Filling Station and there is a right of way in place.

The Front Building

A detached two-storey converted house from circa 1930s and constructed of cavity brick under a pitched tiled roof. The L-shaped front show room has a UPVC double glazed display window and entrance door. These and the remaining ground floor uPVC double glazed windows are fitted with security shutters. There is a small single storey rear addition.

The Rear Building

This is a two-storey structure of brick construction under a pitched tiled roof with a single storey storage building of brick beneath a flat roof to the left and, to the right-hand side, a single storey area with a sloping tiled roof incorporating kitchen and cloakroom facilities.

This building comprises a workshop and stores on the ground floor with a timber staircase leading to two first floor offices.

Energy Performance Certificate

Front building – B46, Rear building B44.

Accommodation (approx. net internal areas)

Front Building

Ground Floor		
Showroom	41.77 m2	(450 ft2)
Store	4.98 m2	(54 ft2)
Cupboard	1.67 m2	(18 ft2)
U/S store	1.55 m2	(17 ft2)

First Floor

Office 1	13.04 m2	(140 ft2)
Office 2	12.89 m2	(139 ft2)
Kitchen	8.33 m2	(90 ft2)
Total	84.23 sq m	(908 sq ft)

Rear Building

<u>Ground Floor</u>		
Workshop	32.29 m2	(348 ft2)
Kitchen	3.53 m2	(38 ft2)
Store	11.29 m2	(122 ft2)

First Floor

Office 1	20.38 m2	(219 ft2)
Office 2	14.97 m2	(161 ft2)
Total	82.46 m2	(888 ft2)

Garage	20.31 m2	(219 ft2)
--------	----------	-----------

TOTAL AREA	187.0 m2	(2,015 ft2)
-------------------	-----------------	--------------------





Elmrep House, Eastern Avenue

Rates

The entry appearing on the Valuation Office website is £7,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has been used as a showroom, offices, storage and workshop facility.

Terms

The property is offered by way of a new lease for a term to be agreed. Consideration will also be given to lettings in part.

Rent

£36,000 per annum exclusive.

VAT

All figures are exclusive of VAT where applicable.

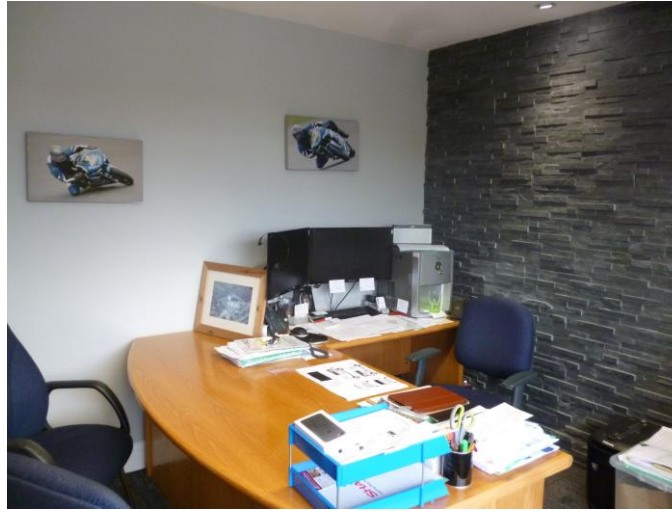
Legal Costs

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





Elmrep House, Eastern Avenue





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

Ollie Hambling

 ollie@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, 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.

