





10 London Road, Gloucester

Self-contained retail unit fronting London Road with potential for a variety of uses. Includes 2 allocated parking spaces to the rear.

Location

The property is located on the London Road, close to its junction with Bruton Way, which forms part of the inner relief road in Gloucester. It is approximately a quarter of a mile from the City Centre and close to the railway and bus stations.

Description

The property is ground floor self-contained retail/office unit comprising a reception area with range of offices, a kitchen and WC facilities to the rear.

It has a fully glazed frontage and in general, the accommodation has carpets, emulsion painted walls and suspended acoustic tiled ceiling with integral LED lighting. There are wall mounted electric heaters and trunking.

The kitchen has a vinyl floor covering and fitted units including a stainless-steel single sink unit.

Access to the building is via a front public pedestrian access and a rear pedestrian staff access. The display shop frontage and front door have double glazed windows with an aluminium frame.

It benefits from two car parking spaces.

EPC

The property has an EPC Rating of E-119.

Accommodation

(Approx net internal area)

Ground floor 69.24 m² (745 ft²)

Rating

The Rateable Value appearing on the Valuation Office Agency website is £8,100. Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

Planning

Within Class E of the Use Classes Order 1987. It may suit alternative uses subject to the necessary consents being obtained.

Service Charge

A charge is levied by the Landlord to cover the costs associated with the upkeep and maintenance of the common areas.

Terms

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

Rent

On application.

VAT

The property is elected for VAT purposes.

Legal Costs

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





Gallery





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



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

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, ASH Chartered Surveyors 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 ASH Chartered Surveyor LLP and accordingly, we recommend you obtain advice from a specialist source.

