





# Unit 5 Wheelwrights Corner, Nailsworth

**Ground floor unit situated in the town centre with potential for a variety of uses.**

## Location

Nailsworth is located at the confluence of the Avening Valley and Woodchester Valley within the southern Cotswolds with a population of some 5,800 (Census 2011), approximately 4 miles south of Stroud (via the A46 trunk road), 13 miles west of Cirencester, 13½ south of Gloucester, 18 miles south of Cheltenham, 8 miles east of Dursley and 28 miles northeast of Bristol.

Motorway access is available at Junction 13 of the M5 motorway, 8 miles to the northwest, whilst Junction 18 of the M4 motorway is approximately 15 miles to the south.

The property is situated within the centre of Nailsworth, fronting the western side of Old Market Street within a mixed retail and residential area.

On street and public car parking is available within the vicinity.

## Description

The property comprises the ground floor of a two-storey building of rendered brick construction with a pitched tiled and corrugated cement asbestos roof and uPVC double glazed windows. It has a concrete floor and has previously been used as a dry cleaners.

## Accommodation

Approximate gross internal area

64.13 m<sup>2</sup> (690 ft<sup>2</sup>).

## Planning

The ground floor was used as a launderette which falls within Class E of the Use Classes Order 1987.

## Rates

The Rateable Value appearing on the Valuation Office Agency website is £2,900. Prospective occupiers are advised to make their own enquiries of the Local Authority to establish any transitional relief that may be applicable.

## Terms

The property is available to let by way of a lease for a term to be agreed.

## Rent

£10,000 per annum exclusive.

## Service Charge

A charge may be levied to cover the cost of the maintenance and cleaning of the common areas of the property.

## VAT

The property is not elected for VAT purposes.

## EPC

The property has a Rating of D-76.

## Legal Costs

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





# Unit 5 Wheelwrights Corner, Nailsworth





# 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](mailto:simon@ashproperty.co.uk)

 07737 691453

### Oliver Hambling

 [OliverHambling@ashproperty.co.uk](mailto:OliverHambling@ashproperty.co.uk)

 01452 300433

[www.ashproperty.co.uk](http://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.

