



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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SHOP TO LET – PRIME SHOP PREMISES

10A HIGH STREET, TEWKESBURY

Location

Tewkesbury is a market town in north Gloucestershire, with a district population of circa 20,000 and a wider catchment up to 80,000. The catchment is of above average affluence. The town centre is directly served by the M5 motorway and its important medieval heritage attracts many tourists.

The property occupies a prime location on High Street. **Peacocks** recently opened a new store in the adjacent premises. Other retailers in the vicinity include **Holland & Barrett**, **Halifax** and **Edinburgh Woollen Mill**. **Loungers** have also recently opened.

Accommodation

The property provides a ground floor shop unit with extensive ancillary accommodation. It extends to the following approximate floor areas and dimensions:-

Ground Floor Sales	246.2 sq m	(2,650 sq ft)
First Floor Ancillary	92.9 sq m	(1,000 sq ft)
Second Floor Ancillary	53.9 sq m	(580) (sq ft)
Third Floor Ancillary	38.6 sq m	(415 sq ft)

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, term to be agreed.

Rent

Rental offers are sought in the region of £42,500 per annum, exclusive of VAT, rates and all other outgoings.

Rating Assessment

The shop is assessed for rating purposes, as follows:

Rateable Value:	£33,500
Rate in £	48.0p
Rates Payable (2018/19):	£16,080

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

PLANNING

The property has planning consent for A1 (retail) uses. Alternative uses may be considered but interested parties are advised to make their own enquiries of the local planning authority.

EPC

EPC available on request.

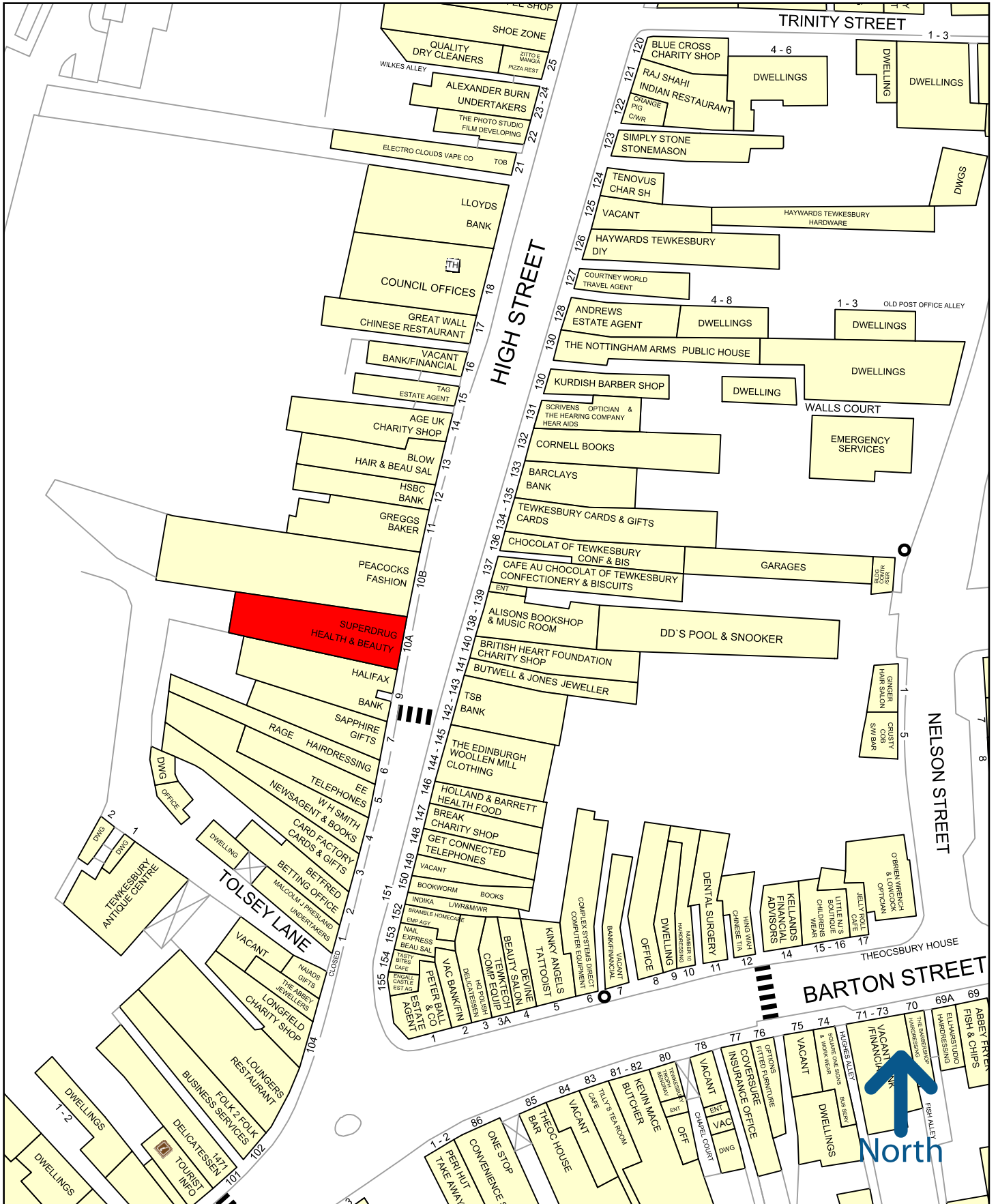
Costs

Each party to be responsible for their own legal, professional and ancillary costs.

Contact:

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Date prepared: January 2019. All transactions are stated exclusive of VAT. Subject to Contract.



50 metres

Experian Goad Plan Created: 24/01/2019
Created By: RHT

