



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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RETAIL UNIT TO LET

**35 HUCCLECOTE ROAD
GLOUCESTER, GL3 3TL**

NEW LEASE

3 DEMISED CAR PARKING SPACES

Location

The property occupies a prominent location fronting Hucclecote Road situated approximately 4 miles east of Gloucester City Centre. There are a number of independent retailers within the parade serving the local catchment, such businesses include takeaway hot food, opticians, veterinary, hairdressers and florists. Other occupiers within the vicinity include **TSB Bank, Bet Fred, Lloyds Pharmacy** and **McColl's**.

Description

The available property is arranged on ground and first floor levels forming part of a purpose built retail parade. There is the benefit of rear access and loading. Parking is available to front of the premises which is shared with other occupiers within the parade.

Accommodation

The ground floor has a demountable wall, this can easily be removed.

| | | |
|-----------------------------|-------------|-------------|
| Internal Width | 7.95 m | 35' 5" |
| Shop / Built Depth | 10.62 m | 65' 5" |
| Ground Floor Area | 207.64 sq.m | 2,235 sq.ft |
| Ground Floor Store | 3.25 sq m | 35 sq ft |
| First Floor Office / Stores | 24.80 sq m | 267 sq ft |

Lease Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed subject to periodic rent review.

Commencing Rental

£35,000 per annum exclusive of Business Rates and Service Charge. VAT is not payable.

Service Charge

A service charge is payable yearly in advance, for the current financial year ending 31st December 2019 is £3,587.50

Business Rates

Rateable Value - £22,000

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

Energy Performance

Available upon request.

Viewing Strictly by appointment with the sole retained agent:

Barry Muggridge
Rowley Hughes Thompson

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Date prepared September 2019 Subject to Contract.