

TO LET



GROUND & FIRST FLOOR RETAIL UNIT UNIT 43, HUCCLECOTE SHOPPING CENTRE, GLOUCESTER, GL3 3TL



LOCATION

The premises are situated within a popular well established retail parade in Hucclecote, Gloucester. The unit is adjacent to the **Golden House Chinese Takeaway**. Nearby occupiers represented in the parade include **Hucclecote Pets and Vets, Ruddy's Fish and Chips & John Weygang optometrists**. There are excellent free customer parking facilities immediately in front of the shop units.

DESCRIPTION

The unit comprises ground and first floor retail accommodation which has recently been refurbished by the Landlord.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

NET GROUND FLOOR AREA 600 sq ft 56 sq m

FIRST FLOOR

FIRST FLOOR AREA 310 sq ft 29 sq m

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

RENTAL

£16,750 pa (exclusive of rates).

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£8,800**
Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 56 (Band C). A copy of the certificate is available upon request.

SERVICE CHARGE & INSURANCE

The ingoing tenant will be responsible for the payment of a variable service charge, which, for the year from 1st January 2020 is **£896**. Building insurance for the year from 30 September 2019 is **£415.20**

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

VIRTUAL TOUR OF THE PROPERTY

Please click on the following links:

External Video - <https://youtu.be/oRjXNaLDIs>

Internal Video - <https://youtu.be/RyymilFJc2Y>

VIEWINGS

Strictly by prior appointment with **AMT Commercial** on **01527 821 111**

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