

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 which is anchored by the Co-Op Supermarket. Other trades represented include an opticians, vets, fish and chip shop, pizza operator, Chinese takeaway, Indian takeaway, TSB Bank, etc.

DESCRIPTION

The unit comprises ground and first floor retail accommodation and was formerly let to Creese Brothers Butcher.

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

Rates Payable 2018-2019: £4,224

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 incoming tenant will be responsible for the payment of a variable service charge, which, for the year to 31 December 2018, is £906.50. Building insurance for the year to 30 September 2019 is £401.24.

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.

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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