

TO LET



SHOP WITH HOT FOOD TAKEAWAY CONSENT UNIT 41, HUCCLECOTE SHOPPING CENTRE, GLOUCESTER, GL3 3TL



LOCATION

The premises are situated within a popular well established retail parade in Hucclecote, Gloucester, where trades represented include an opticians, vets, fish and chip shop, Chinese takeaway, TSB Bank, etc.

DESCRIPTION

The unit comprises ground and first floor retail accommodation with the benefit of planning consent for use as a hot food takeaway.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH	16'2"	4.9 m
SHOP DEPTH	40'0"	12.2 m
NET SALES AREA	590 sq ft	55 sq m

FIRST FLOOR

FIRST FLOOR AREA	310 sq ft	29 sq m
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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: £9,000

Following the March 2020 Budget, we understand that Business Rates for premises with a rateable value of below £51,000 are currently abolished. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 69 (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 from 1st January 2020, is £896. The annual Building insurance for the year from 1st October 2019 is £415.

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:

360 degree external Video – <https://youtu.be/oRjIXNaLDIs>

Internal Video - https://youtu.be/W5N8KX_toZo

VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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