

# TO LET



## GROUND & FIRST FLOOR RETAIL UNIT UNIT 47, HUCCLECOTE SHOPPING CENTRE, GLOUCESTER, GL3 3TL



### LOCATION

The premises are situated within a popular well established retail parade in Hucclecote, Gloucester which benefits from excellent customer parking. The property is adjacent to the **Golden House Chinese Takeaway** and close to **Hucclecote Pets and Vets, Ruddy's Fish and Chips & John Weygang optometrists**.

### DESCRIPTION

The unit comprise ground and first floor retail accommodation which formally traded as Rogers and Co Hair and Beauty.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	16'0"	4.9 m
SHOP DEPTH	38'8"	11.7 m
NET GROUND FLOOR AREA	575 sq ft	53 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: **£8,800**  
Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 77 (Band D). A copy of the certificate is available upon request.

### SERVICE CHARGE & INSURANCE

The ingoing tenant will be responsible for the payment of a service charge, which is currently **£747.22 p.a.** Building insurance for the year 2020/2021 is **£444.33**

### 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/L\\_YStqJv0I4](https://youtu.be/L_YStqJv0I4)

### VIEWINGS

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

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