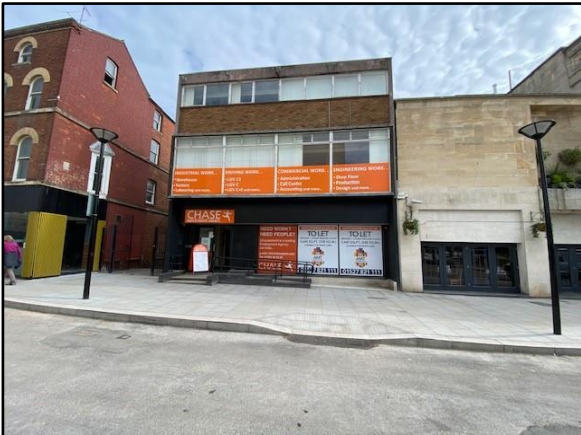


TO LET



GROUND & BASEMENT FLOOR PREMISES 23A ALDATE STREET, GLOUCESTER, GL1 1RP



LOCATION

The premises are situated fronting Kings Square which has recently undergone a major redevelopment. The link below shows details of the various exciting developments taking place which include the conversion of Debenhams by Gloucester University.
<https://www.goucestershirelive.co.uk/all-about/kings-quarter>

DESCRIPTION

The premises comprise ground floor and basement accommodation, with parking/loading facilities at the rear from basement level. The property was formerly occupied by CO-OP Bank but will be ideal for retail, convenience store, restaurant, coffee shop, leisure once the redevelopment works have been completed, subject to the necessary planning consents being obtained if required.

ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

INTERNAL WIDTH FRONT	24'0"	7.3 m
INTERNAL WIDTH REAR (AVERAGE)	31'0"	9.4 m
SHOP DEPTH	67'0"	20.4 m
GROSS GROUND FLOOR AREA	1800 sq ft	167 sq m

BASEMENT

GROSS BASEMENT FLOOR AREA	1840 sq ft	171 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

Year One - **£15,000**; Year Two - **£20,000**.
Years Three, Four & Five - **£25,000 pa** (exclusive of rates)

RATING ASSESSMENT

We are advised that the rating assessment is as follows:
Rateable Value: **£21,250**. Please contact the Local Authority for further information.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 135 (Band F). A copy of the certificate is available upon request.

BUILDING INSURANCE

The ingoing tenant will be responsible for the payment of a contribution towards the building insurance for the whole building.
For the year 2022/2023 the tenant contribution is **£230**.

LEGAL COSTS & VAT

Each party is to be responsible for their own legal costs incurred in this transaction. We understand that VAT is 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/gvktRNr1f7s>

Internal Video - <https://youtu.be/kb6Yo1Tywl8>

Basement Video - <https://youtu.be/loPHnFzGvGA>

VIEWINGS

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

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of the Agents regarding asbestos, pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required.