

CHARTERED SURVEYORS

Gloucester, Churchdown, 42 St Johns Road, GL3 2BX

Retail Premises - Leasehold



LOCATION

Churchdown lies approximately 5 miles north east of Gloucester city centre accessed off the A40. The property is situated within a neighborhood parade within the suburb of Churchdown. The parade contains multiple retailers including Martin McColls Convenience Store, Barnados, Coral Bookmakers, Taylors Estate Agents and Jane's Bakery.

DESCRIPTION

The property comprises a single storey end of parade ground floor retail shop adjoining a two storey block of similar retail units with residential apartments on the first floor. The accommodation provides initial retail space with rear ancillary storage/staff facilities and benefits from a shared service yard to the rear and free customer car parking to the front.

ACCOMMODATION

The subject premises benefit from the following approximate areas and dimensions:-

Sales Area 100.5 sq m 1,082 sq ft Ground Floor Storage 30.13 sq m 324 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed.

RFNT

£32,500 per annum exclusive.

USE

We understand the premises currently benefit from an open A1 consent.

Interested parties should verify this with the local planning authority.

RATES

We are advised by the Valuation Office Agency that the property has the following rating information:-

Rateable Value £23,750

Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC RATING

TBC

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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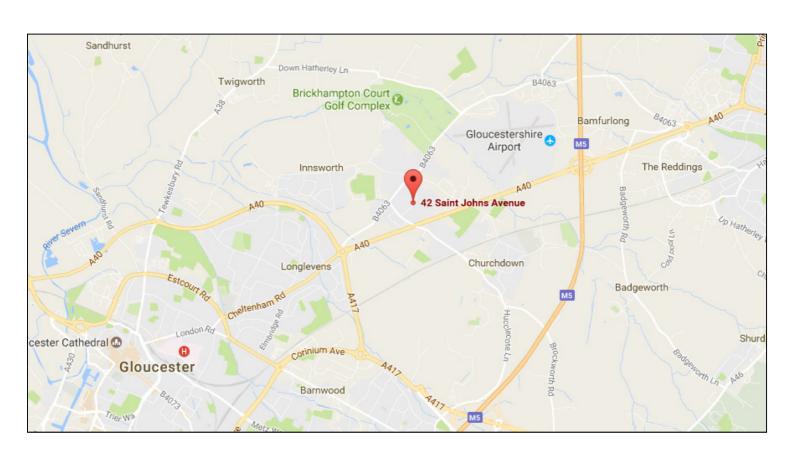
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