

TO LET

RETAIL

15 & 17 ST ALDATE STREET, GLOUCESTER, GL1 1RP

TWO LOCK UP RETAIL UNITS

RETAIL AREAS:

15: 301 sq ft (27.95 sq m)

17: 381 sq ft (35.29 sq m)



- City centre location
- One parking space per unit
- Ancillary storage
- Rear loading

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

01242 576276





LOCATION

The Cathedral City of Gloucester is located approximately 110 miles to the west of London and is served by the M5 motorway (junctions 11 & 12) linking to Birmingham 45 miles to the north, Bristol 37 miles to the south, and is the 53rd largest settlement in the United Kingdom by population, having a population of c.121,688 (2011 census).

Gloucester railway station has frequent trains to London Paddington, Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

15 & 17 St Aldate Street are located approximately 500 yards from The Cross, the historic centre of Gloucester.

DESCRIPTION

15 & 17 St Aldate Street, Gloucester, comprise two ground floor retail units within mid-terraced buildings.

ACCOMMODATION

(Approximate measurements and Net Internal Floor Areas)

The retail units have their own front entrance from St Aldate Street and exit to the rear of the property where there are parking and loading areas. The units benefit from storage/ ancillary areas and WC/staff facilities, along with security shutters to the shop frontages, suspended ceilings, laminate flooring, intruder alarms.

15:

Ground floor:	301 sq ft	27.95 sq m
Basement:	277 sq ft	25.78 sq m

17:

Ground floor:	381 sq ft	35.39 sq m
Basement:	314 sq ft	29.17 sq m
First floor:	145 sq ft	13.47 sq m

BUSINESS RATES

The premises are assessed at the following Rateable Values:

15: £5,700.

17: £6,500.

Source: Valuation Office Agency website. See notes below.

LEASE TERMS

The premises are available to let on a new lease for a term of years to be agreed. The lease will be constructed on effectively full repairing and insuring terms by way of a service charge provision.

The Tenant will be responsible for maintenance and decoration of the interior of the premises and the shop front/window glass, and to pay the Landlord a share of the costs incurred in respect of property insurance and maintenance of the parking/service yard to the rear.

The leases will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

A rent deposit may be required.

RENT GUIDE

Proposals are invited based on the following initial levels of rent:

15: £ 8,500 per annum exclusive.

17: £12,000 per annum exclusive.

VAT

The properties are elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises are assessed at the following energy efficiency ratings:

15: C61.

17: C63.

Copies of the certificates are available on request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

VIEWING

For further information or to arrange a viewing please contact the sole agent:

John Ryde Commercial
14 Royal Crescent
Cheltenham
GL50 3DA
Tel: 01242 576276
Email: enquiries@johnryde.co.uk

IMPORTANT NOTICES

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2017/2018 47.9 pence in the pound. Small Business Multiplier 46.6 pence in the pound (applicable to rateable values under £15,000). Total exemption for qualifying parties for properties with rateable values under £12,000. Information obtained from www.gov.uk and rateable values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against rateable value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

MISREPRESENTATION ACT - These particulars are prepared with care, but are not guaranteed and do not constitute, or constitute part of, an offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither our client nor John Ryde Commercial shall be responsible for statements or representations made. Our client does not make or give and neither John Ryde Commercial nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.