

# TO LET – CAFÉ/ RETAIL UNIT

Unit 7C Longhope Business Park, Monmouth Road, Longhope, Gloucestershire, GL17 0QZ



- Newly Developed Industrial Site
- Over 145,000 Sq. Ft Leased
- New Unit
- 2,200 Sq Ft.

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## LOCATION

Longhope Business Park has been undergoing a comprehensive programme of refurbishment works along with new builds. The park sits prominently on the A4136 Monmouth Road, with nearby motorway connections being the M5 at Gloucester Junction 11 or 11A, or the M50 at Ross on Wye, Junction 4.

Occupiers include Dezac, Versarien, Authentic Bread Company alongside multiple independent businesses, with over 145,000 sq. ft leased.

## DESCRIPTION

The new units are of steel portal frame construction, with a pitched insulated roof and full height cladding. Each unit benefits from pedestrian entrance in line with design that complements the existing refurbishment works carried out on site.

## TERMS

The unit is available on a full repairing and insuring lease for a term of years to be agreed.

## SERVICE CHARGE/ BUILDING INSURANCE

A charge will be levied to the tenant to cover building insurance and costs associated with the common parts of the development.

## RENT

£30,000 per annum exclusive.

## PLANNING

The unit has consent under class E of The Town and Country Planning Use Classes Order with this use Class updated to Class E from 1st September 2020.

## ACCOMMODATION (Gross Internal Area)

2,200 sq. ft.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Assessments will be undertaken once the unit is complete.

## BUSINESS RATES

The units will be assessed for business rates by the Valuation Office Agency once complete.

## VAT

VAT to be applied to all costs.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

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## FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided.

## CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to

## CONTACT

**Dorian Wragg** MRICS RPR FNARA  
Partner

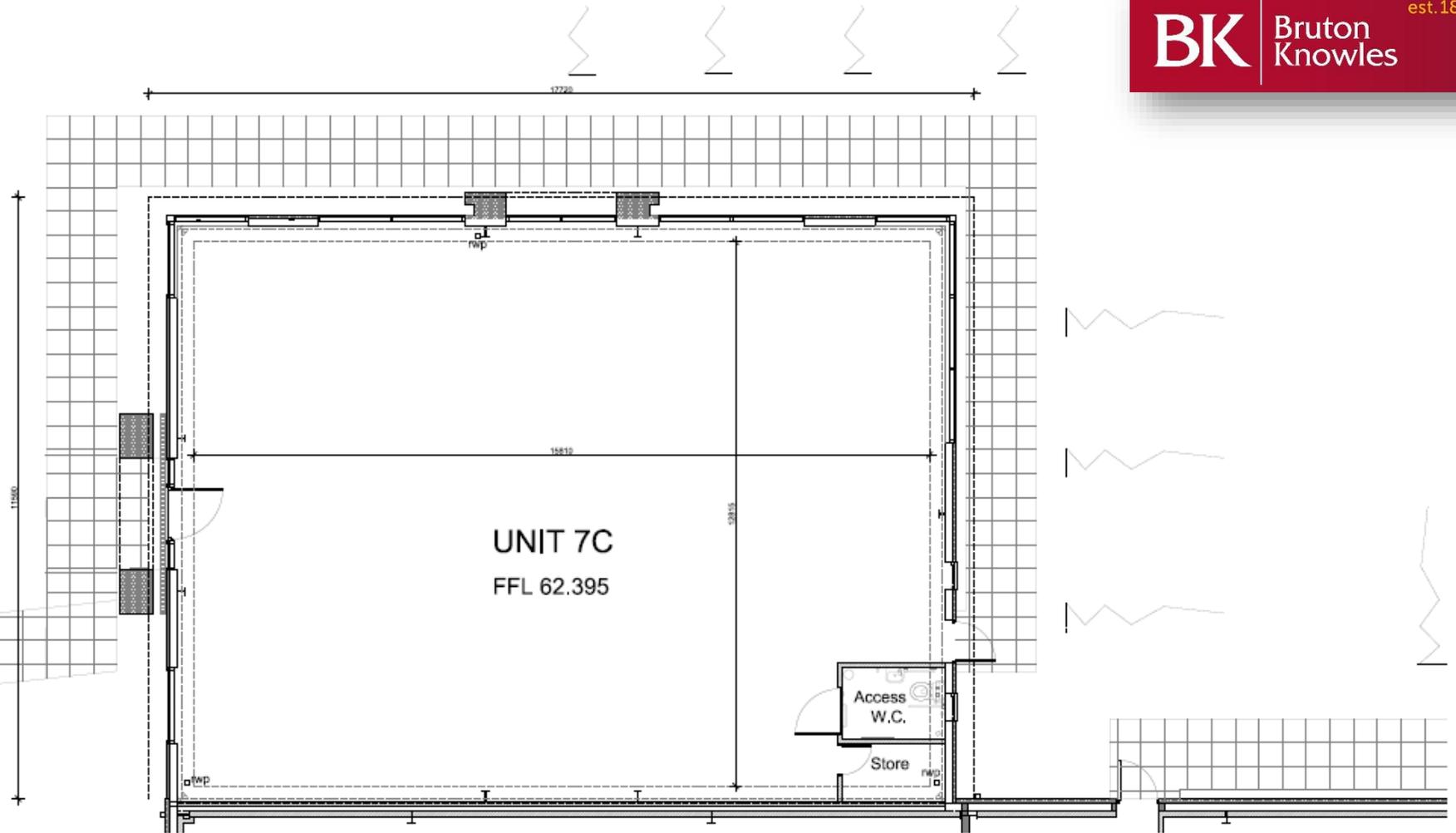
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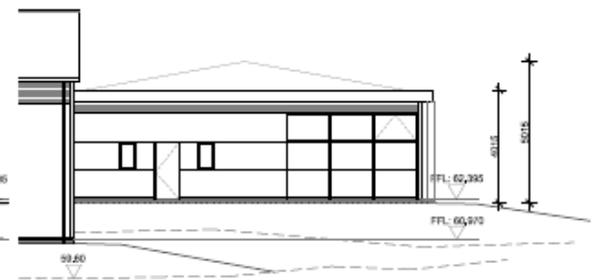
1 UNIT 7C PLAN  
Scale: 1:50



2 ENTRANCE ELEVATION  
North West Elevation • Scale: 1:100



3 FRONT / ROAD ELEVATION  
Scale: 1:100



4 REAR ELEVATION  
South East Elevation • Scale: 1:100