

TO LET – Retail Premises

Unit 43, Hucclecote Shopping Centre, Gloucester, GL3 3TL

BK Bruton
Knowles

est.1862



- £16,750 per annum exclusive
- 910 Sq. Ft
- Busy Retail Parade
- Ample Parking

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LOCATION

Unit 43 Hucclecote Road is situated within a well-established retail centre, providing approximately 12 units largely let to local occupiers. The property is 4 miles east of the City Centre. This parade is very popular in the Gloucester area, benefiting from the likes of Cooperative Food, TSB Bank and Hucclecote Pets and Vets. The retail centre benefits from ample on-site parking.

The location also benefits from excellent transport links, with both Junctions 11 and 11a within 2 miles. The Royal Oak bus stop lies less than 50 metres from the unit, providing links from lower Tuffley through to Cheltenham. Gloucester Railway Station lies 2.5 miles west, providing easy access to Bristol, Birmingham and Cardiff.

DESCRIPTION

43 Hucclecote Road comprises a recently refurbished, two storey retail property. The ground floor retail area benefits from a large 5m glazed frontage with ancillary rear entrance. The first-floor benefits from open retail space and a WC facility.

The unit has been 'white boxed' and benefits from tiled flooring throughout. It comprises an internal staircase, with double doors at both front and rear providing easy loading. Both front and rear doors benefit from roller covers.

ACCOMMODATION (NIA)

AREA	SQ M	SQ FT
Ground Floor	56	600
First Floor	29	310
Total	85	910

RATES

We understand the Rateable Value as of 1st April 2017 to be £8,000

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

Unit 43 falls under class E of the Use Classes Order 1st Sept 2020.

EPC

C - 56

LEGAL COSTS

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

TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

RENT

£16,750 per annum exclusive.

SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

VAT

VAT will be applied to all costs.

VIEWING

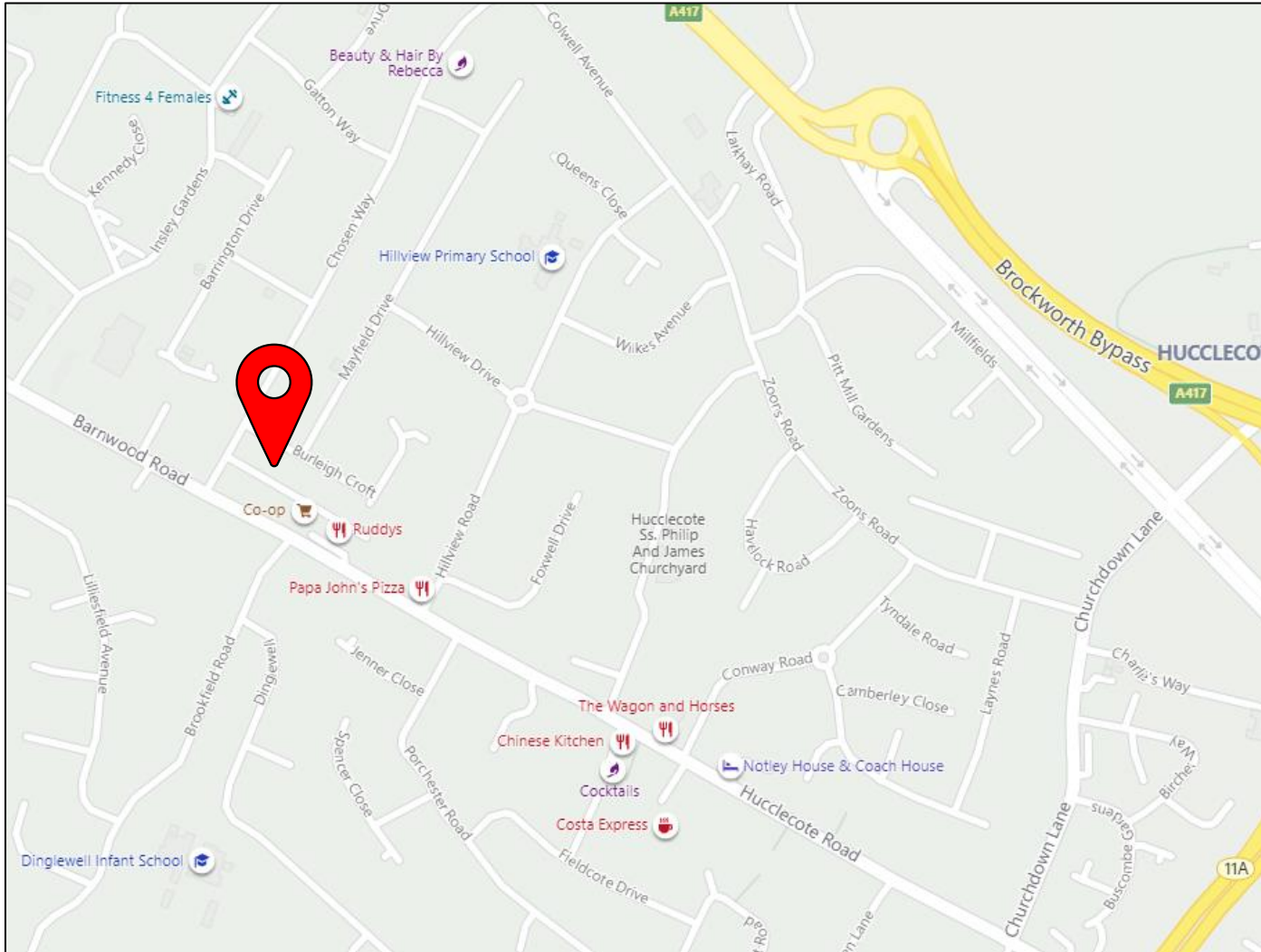
By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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