

TO LET – Self Contained Office/ Retail Space

BK Bruton Knowles

est.1862

Painswick Surgery, Hoyland House, Gyde Rd, Painswick, Stroud GL6 6RD

- £8,500 Per annum Exclusive
- Excellent Parking
- Self Contained with Reception
- Suitable for Office / Retail / Healthcare

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LOCATION

The property is located along Gyde Road, just off the popular Stroud Road into Stroud City Centre. The property lies a short 7.3 miles south of Gloucester and 10 miles south of Cheltenham. Stroud train station lies 4.3 miles south of the property, providing links to Bristol, Cardiff, Bath and London.

DESCRIPTION

The property itself is surrounded by extensive tarmac parking. The lower ground floor is accessed by a self contained entrance to the rear of the property. Internally the demise provides a large fitted kitchen, WC, entrance office and 2 large rooms suitable for 4 x desks each. The property is carpeted and decorated to a good standard throughout.

RENT

£8,500 per annum exclusive.

EPC

The property has an EPC rating of D-93.

PLANNING

We understand the property falls under use class E of the Use Classes Order 1st Sept 2020.

ACCOMMODATION (NIA)

Total	Sq. M	Sq. Ft
Lower Ground Floor	65	699
Total	65	699

RATES

Description: Surgery and Premises

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

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

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 an internal repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

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

VAT

The property is not elected for VAT.

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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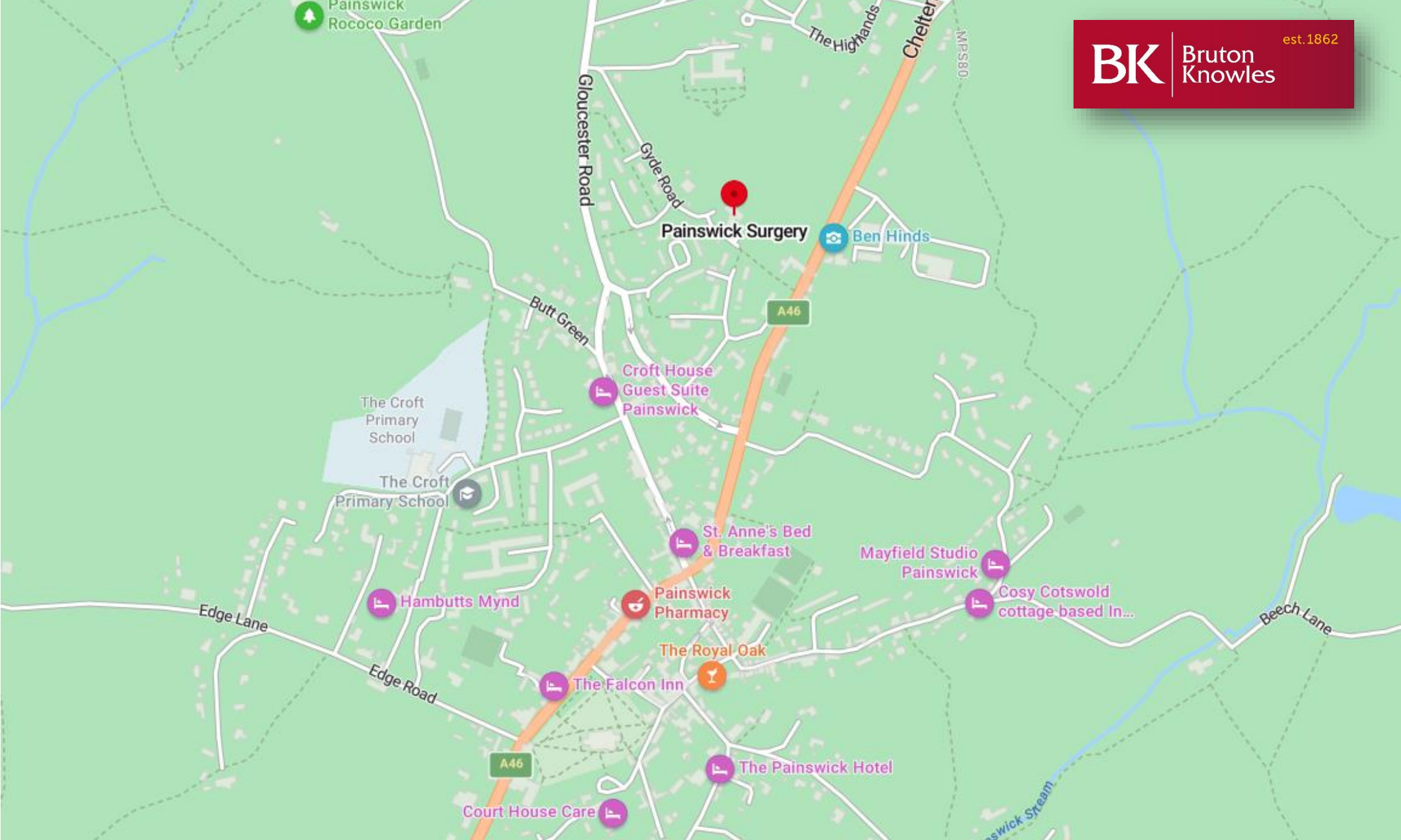


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