

TO LET

Double Frontage Retail Premises

Units 51-53 Hucclecote Road, Gloucester, GL3 3TL



**BRUTON
KNOWLES**



- Popular Retail Parade
- Double Glass Frontage
- Good Parking Provision
- 1,702 Sq. Ft (NIA)

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Location

The retail parade on Hucclecote Road is prominently positioned on the main A417 corridor within the established suburban district of Hucclecote, situated to the east of Gloucester and west of Brockworth. The location benefits from excellent visibility to passing traffic and strong local footfall, serving a densely populated residential catchment alongside a mix of independent retailers, professional services, and neighbourhood amenities.

Description

The property, currently used as a veterinary practice, provides retail accommodation over ground and first floor. The unit, currently split by stud partition, provides a large reception area with various treatment rooms on the ground floor. The first floor provides WC and storage facilities.

The unit benefits from a large double window frontage, protected with roller security shutters. The parade benefits from over 20 customer parking spaces.

Accommodation

Unit	SQM	SQFT
Ground Floor	98.99	1,065
First Floor	59.23	637
Total	158.21	1,702

Rates

Rateable Value: £19,750

Description: Shop 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>

Energy performance certificate

E-108

Rent

£35,000 per annum exclusive.

Terms

A new fully repairing and insuring lease subject to a service charge is available, for a term of years to be agreed.

VAT

The property is not elected for VAT.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only. Details on page 3.

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Contact:

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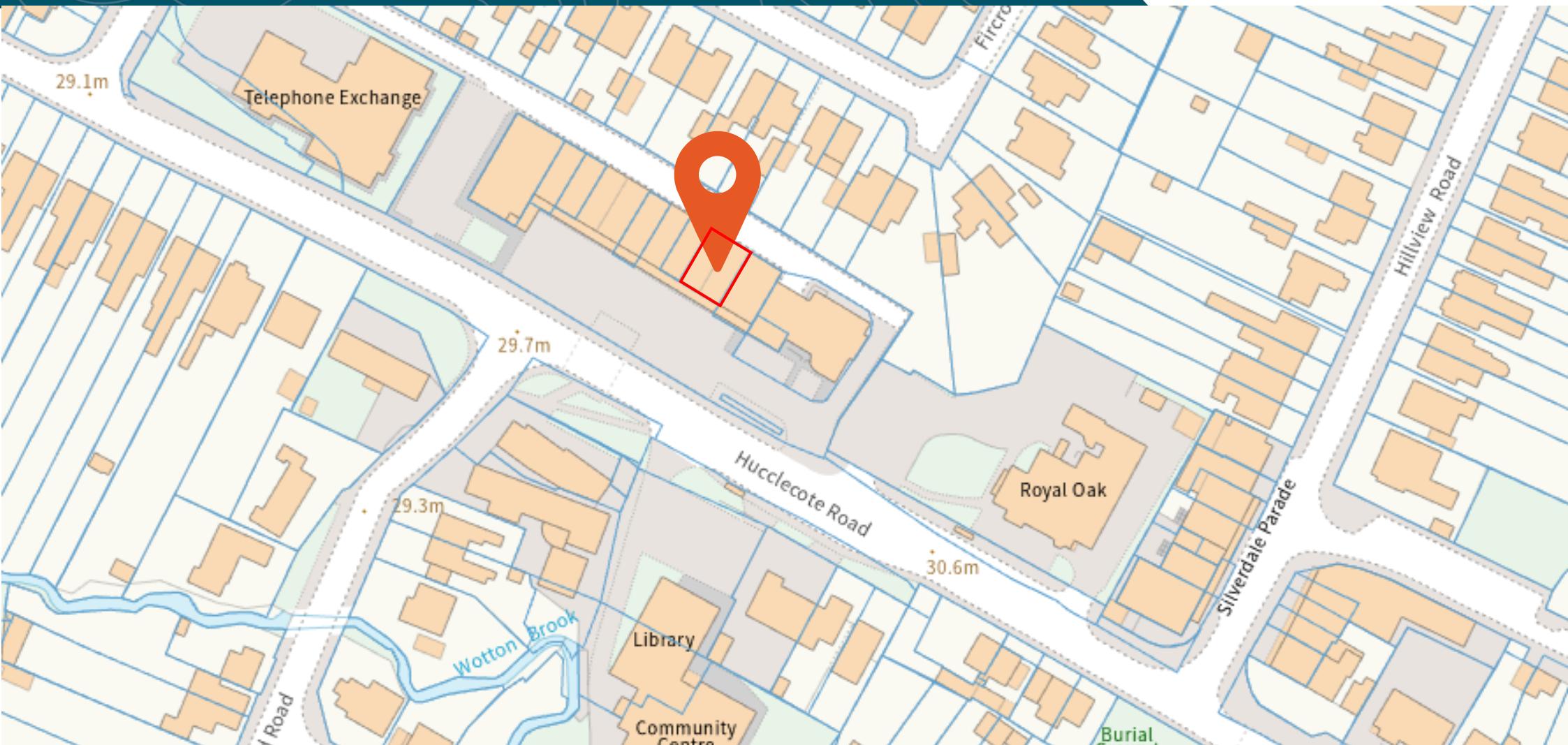


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Regulated by


 The Property
Ombudsman