

TO LET

Ground Floor Retail Premises

2/3 Glenville Parad, Hucclecote, Gloucester, GL3 3ES



**BRUTON
KNOWLES**



- Popular Retail Parade
- Glass Frontage
- Good Parking Provision
- £23,000 Per Annum Exclusive

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Location

The property is well connected, with easy access to Junction 11A of the M5 motorway, offering direct links to Bristol, Birmingham, and the wider South West. Gloucester city centre is approximately 2 miles to the west, while Cheltenham town centre lies circa 5 miles to the east. Regular bus services operate along Cheltenham Road East, further enhancing accessibility for staff and customers alike.

2-3 Glenville Parade occupies a prominent roadside position in Hucclecote, one of Gloucester's most established and affluent suburban districts. The property fronts the A4173 (Cheltenham Road East), a key arterial route linking Gloucester city centre with Cheltenham, providing excellent visibility and strong passing traffic throughout the day.

Description

The property, formerly occupied as a pet shop and bank, provides a predominantly open-plan retail area accessed via an attractive glazed frontage, allowing for strong natural light and excellent visibility. To the rear, the accommodation is supported by multiple internal storage rooms together with ancillary facilities including a WC and kitchenette. The layout offers flexibility for a range of retail or commercial occupiers, subject to the necessary consents.

The parade benefits from over 20 customer parking spaces.

Accommodation

Unit	SQM	SQFT
Ground Floor	154.4	1,661
Total	154.4	1,661

Rates

Rateable Value: £15,500 (From 1st April 2026)

Description: Bank 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-117

Rent

£23,000 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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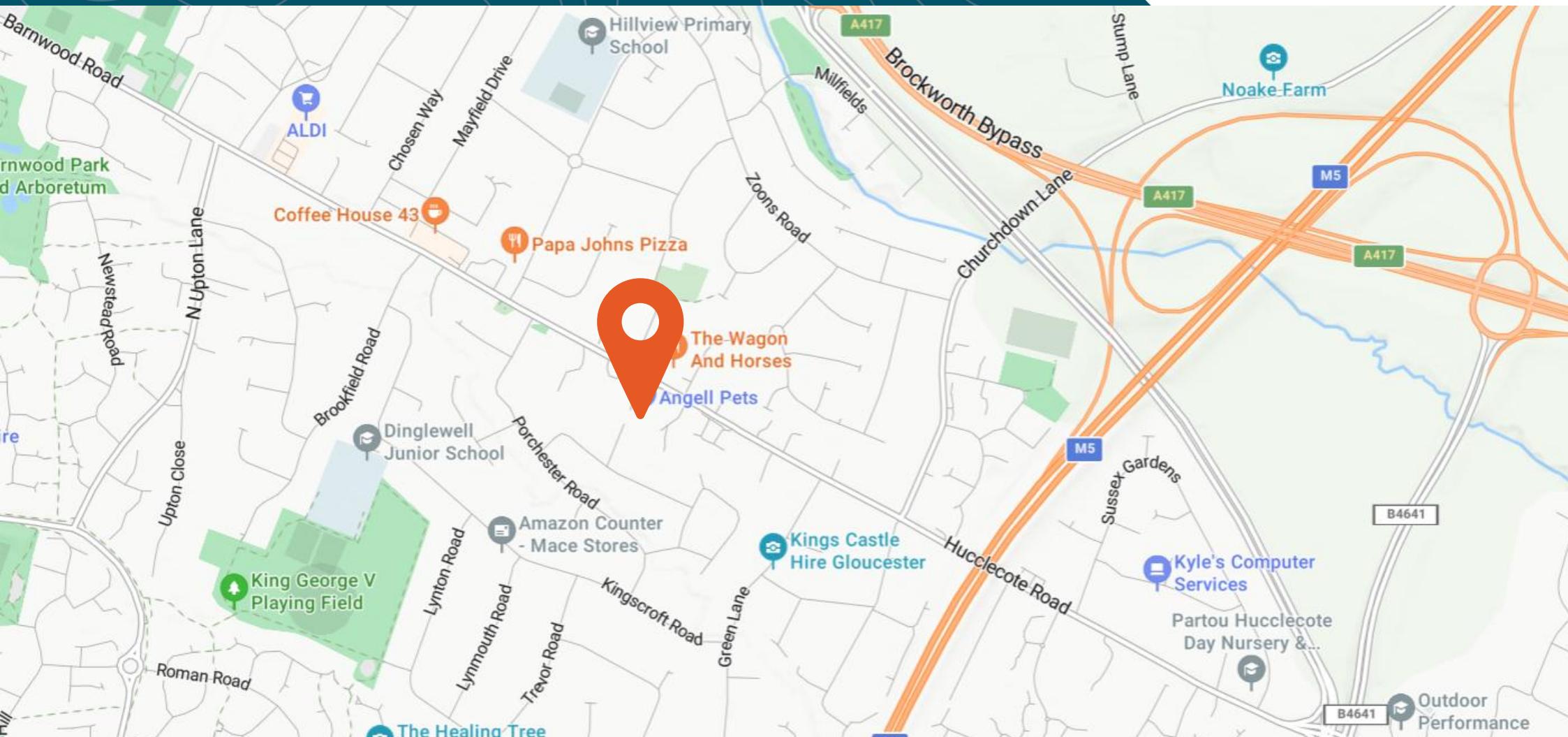
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RICS

The Property
Ombudsman