

TO LET **Ground Floor Retail Premises**

1 / 2 Bishops Walk, Tewkesbury, GL20 5LQ



- Popular Retail Parade
- Glass Frontage
- Anchored by Tesco, Greggs & Costa
- £28,500 Per Annum Exclusive

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Location

Tewkesbury is a well-known historic market town in Gloucestershire, situated approximately 8 miles north of Cheltenham and 16 miles south of Worcester, conveniently located just off Junction 9 of the M5 motorway.

The property occupies a prominent trading position within Bishops Walk, which forms part of the town's prime retail area. The scheme is anchored by Tesco Metro and includes several national retailers such as Costa, Boots, Greggs and Specsavers. To the rear of the development is the town's main public car park, providing approximately 300 surface-level parking spaces.

Description

The property at **Bishops Walk** comprises a retail unit currently occupied by Hallmark Cards & Gifts and occupies a prominent position fronting the popular retail parade along Bishops Walk.

The premises benefits from a double glass frontage, providing strong visibility and natural light to the large open-plan ground floor retail area, with ancillary accommodation located on the upper levels.

The unit will be made available in white box condition, offering an incoming occupier a flexible space suitable for a variety of retail uses.

Accommodation

Unit	SQM	SQFT
Ground Floor	148.92	1,603
First Floor Ancillary	44.69	481
Total	193.61	2,084

Rates

Rateable Value: £25,000

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

C-58

Rent

£28,500 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

All figures quoted are exclusive of 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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