

Churchdown, 42 St Johns Avenue, Gloucester, GL3 2BX

Retail Premises – To Let



LOCATION

Churchdown lies approximately 5 miles northeast of Gloucester city centre accessed off the A40. The property is situated within a neighborhood parade within the suburb of Churchdown. The parade contains other retailers including **Coral Bookmakers** and **Jane's Bakery**.

DESCRIPTION

The property comprises a single storey end of parade ground floor retail shop adjoining a two-storey block of similar retail units with residential apartments on the first floor. The accommodation provides initial retail space with rear ancillary storage/staff facilities and benefits from a shared service yard to the rear and free customer car parking to the front.

ACCOMMODATION

The subject premises benefit from the following approximate areas and dimensions:-

Sales Area	100.5 sq m	1,082 sq ft
Ground Floor Storage	30.13 sq m	324 sq ft

TENURE

The premises are available by way of a new lease for a term of years to be agreed.

RENT

£32,500 per annum exclusive.

USE

We understand the premises currently benefit from an open E class consent.

Interested parties should verify this with the local planning authority.

RATEABLE VALUE

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value	£35,250
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Interested parties should verify this information with the local rating authority.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

ENERGY PERFORMANCE CERTIFICATE

TBC

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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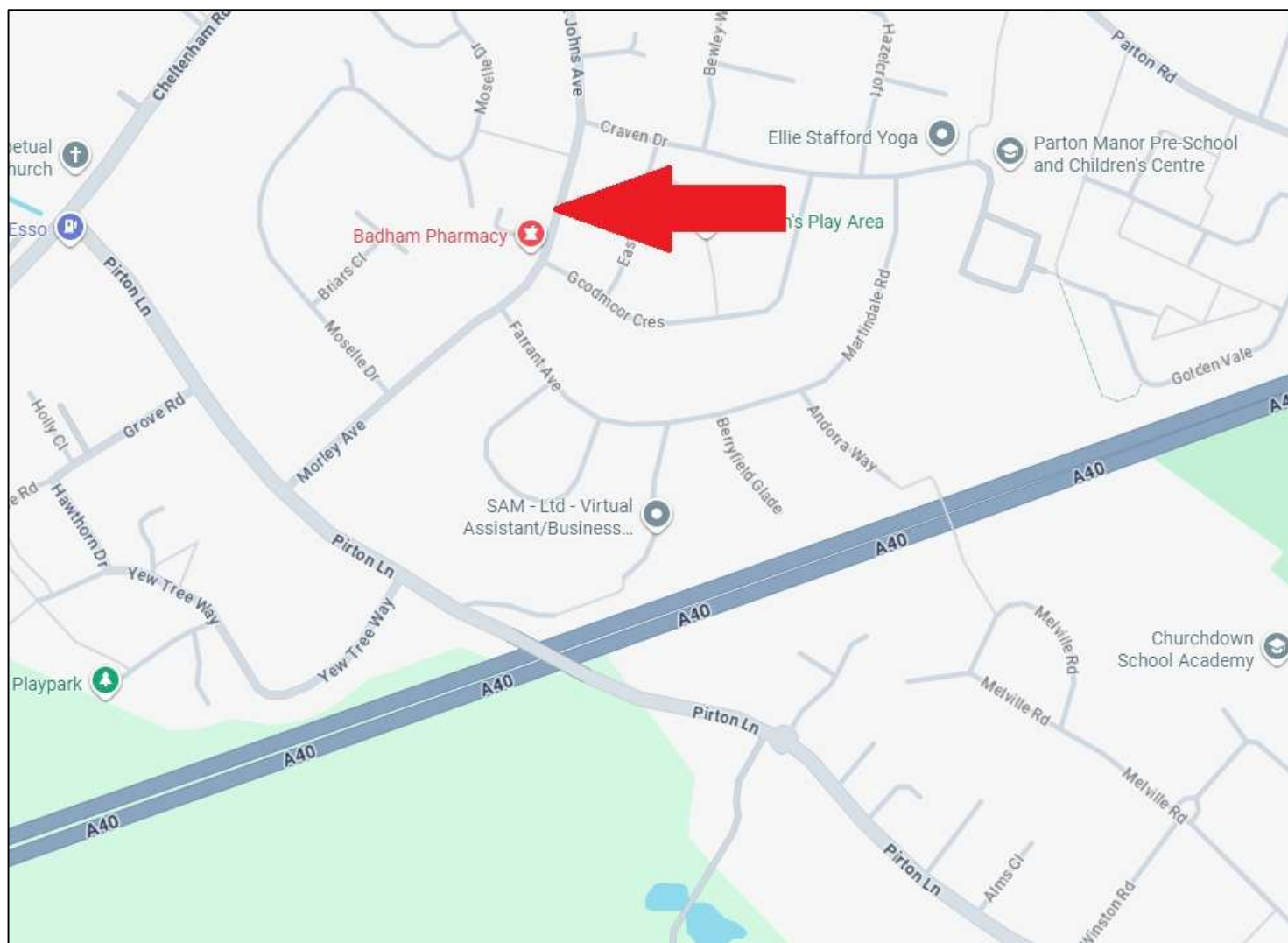


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