5 HIGH STREET
STROUD
GL5 1AX

SHOP TO LET ***2,347 sq ft (218.04 sq m)***

The property is situated within High Street which is fully pedestrianised and forms the prime retailing location in the town centre. The property is adjacent to branches of Clarks and Thomas Cook and other multiple retailers situated close by include Superdrug, Dorothy Perkins, Boots the Chemist, and Martins

www.hootons.co.uk
The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY
Tel: 0117 933 9915 Email: commercial@hootons.co.uk

DESCRIPTION

The premises comprise a three storey building arranged on ground, first and second floors, together with an attic area. The ground floor provides clear well-proportioned retail accommodation with the upper floors providing ancillary offices, storage and staff accommodation.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground floor sales	115.76 sq m (1,246 sq ft)
First floor office	43.85 sq m (472 sq ft)
Second floor	42.18 sq m (454 sq ft)
Attic	16.26 sq m (175 sq ft)
Total	**218.05 sqm (2,347 sq ft)**

TERMS

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£ 27,500 per annum exclusive.

RATES

Rateable Value: £23,000

Rates Payable (2019/20) 49.1p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

VAT is not chargeable.

VIEWING & FURTHER INFORMATION

By appointment with the sole agents:

Hootons Commercial Ltd
The Coach House
1 Hurle Road
Clifton
Bristol BS8 2SY

Contact: Francine Tovey or Ben Newton
Tel: 0117 933 9915

ENERGY PERFORMANCE CERTIFCATE

NOTICE

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (vii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.