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TO LET

EXCELLENT RETAIL PARK UNIT

UNIT 2A, QUEDGELEY RETAIL PARK, BRISTOL ROAD, GLOUCESTER, GL2 4NF



- **SELF CONTAINED RETAIL PARK UNIT**
- **APPROX. GIA 1,870 SQ FT**
- **ESTABLISHED AND POPULAR RETAIL POSITION**
- **NEXT TO ALDI, BOOTS, DOMINOS AND OTHER NATIONAL OCCUPIERS**
- **RENT ONLY £32,000 PER ANNUM, EXCLUSIVE**

SUBJECT TO CONTRACT

LOCATION

The property is prominently located on Quedgeley Retail Park which is approximately 3 miles south of Gloucester city centre and 2 miles north of Junction 12 of the M5. Nearby occupiers include Aldi, Dominos, Andrews Estate Agents, Boots and many other national occupiers.

DESCRIPTION

The premises comprises a self-contained ground floor retail park unit. The unit benefits from a predominantly glazed frontage, a kitchen and WC to the rear and customer car parking to the front.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the approximate gross internal floor area is as follows: -

Retail Unit: 1,870 Sq Ft (173.73 sq m)

LEASE

The property is offered to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

Quoting only £32,000 per annum, exclusive.

BUSINESS RATES

Rateable Value: £22,250

LEGAL COSTS

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

VAT

All prices quoted are exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATES

An EPC for the property can be provided upon request.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-

Burston Cook

FAO: Tom Coyte MRICS

Tel: 0117 934 9977

Email: tom@burstoncook.co.uk

SUBJECT TO CONTRACT

JANUARY 2020

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and any one else who has control over it and/or responsibility for maintaining or repairing it, may be under 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.

The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly: -

- (1) Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Burston Cook strongly recommends that prospective purchasers obtain advice from specialist environmental constants if they have any concerns about asbestos and asbestos related issues.