

RETAIL

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TO LET

22, KINGS STREET, STROUD, GL5 3DE GROUND FLOOR – 64.65 m² (696 ft²)

LOCATION

Stroud is busy market town situated in the Cotswold Hills, 9.5 miles south of Gloucester, 13.5 miles south-west of Cheltenham and 5.5 miles from junction 13 of the M4 Motorway. The resident population is 26,077*.

The premises front prime pedestrianised King Street, immediately adjoining WH Smith, opposite the Five Valleys Shopping Centre which benefits from an integrated multi-storey car park and is home to a mix of local and national operators to include Specsavers, F Hinds jewellers and Sandersons department store, as well as an indoor food market.

Other well-known occupiers nearby include Subway, Coffee #1, Savers, EE, Loungers and JoJo Mama Bébé.

ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Internal Width:	5.60 m	(18 ft 4')
Internal Depth:	11.78 m	(38 ft 7')
Ground Floor:	64.65 m ²	(696 ft ²)
First Floor:	45.98 m ²	(495 ft ²)
Second Floor:	36.88 m ²	(397 ft ²)

* Census 2021

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

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LEASE

A new full repairing and insuring lease is available for a term to be agreed, subject to vacant possession.

RENT

£22,000 per annum exclusive.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £20,250 (From 1st April 2023)

Interested parties are advised to satisfy themselves that this assessment is correct by referring to:

<https://www.gov.uk/find-business-rates>

PLANNING

The premises benefit from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (90) is available on request

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell

timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



Ground floor *



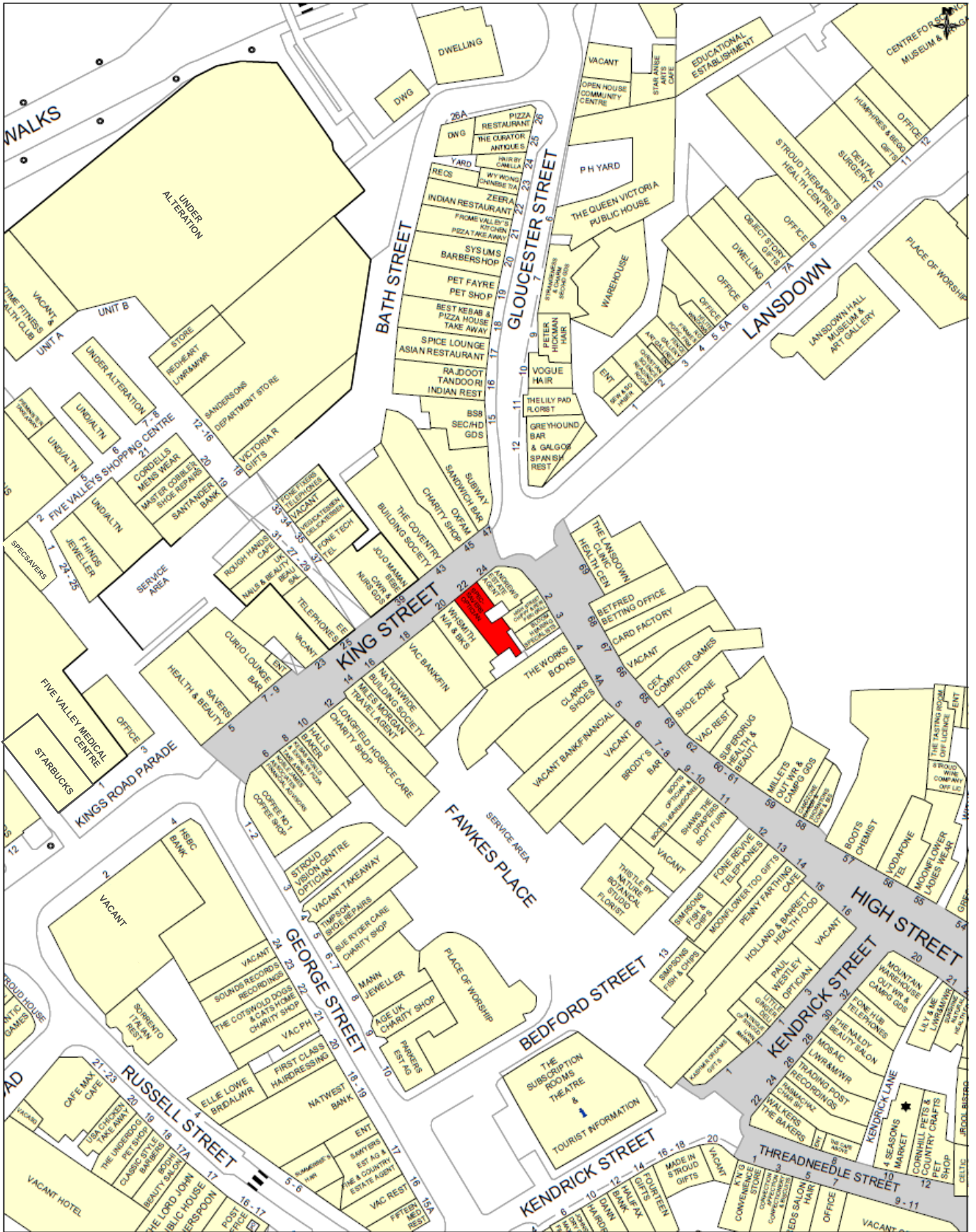
First floor *

* Previous tenant's fixtures & fitting to be removed


SUBJECT TO CONTRACT October 2023

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