

# TO LET



## SHOP WITH HOT FOOD TAKEAWAY CONSENT UNIT 41, HUCCLECOTE SHOPPING CENTRE, GLOUCESTER, GL3 3TL



### LOCATION

The premises are situated within a popular well established retail parade in Hucclecote, Gloucester, where trades represented include an opticians, vets, fish and chip shop, Chinese takeaway, Indian takeaway, TSB Bank, etc.

### DESCRIPTION

The unit comprises ground and first floor retail accommodation with the benefit of planning consent for use as a hot food takeaway.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

INTERNAL WIDTH	16'2"	4.9 m
SHOP DEPTH	40'0"	12.2 m
NET SALES AREA	590 sq ft	55 sq m

#### FIRST FLOOR

FIRST FLOOR AREA	310 sq ft	29 sq m
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### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed upon.

### RENTAL

£16,750 pa (exclusive of rates).

### RATING ASSESSMENT

We are advised that the rating assessment is as follows:

Rateable Value: £9,000

Rates Payable 2019-2020: £4,419

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate will be available shortly.

### SERVICE CHARGE & INSURANCE

The ingoing tenant will be responsible for the payment of a variable service charge, which, for the year to 1 January 2019, was £1,004.50. The annual Building insurance is approx. £400.

### LEGAL COSTS

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

### VAT

We understand that VAT is not payable on the rental, however, interested parties are advised to make their own enquiries.

### VIEWINGS

Strictly by prior appointment with AMT Commercial on 01527 821 111

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