

# TO LET



## GROUND & FIRST FLOOR RETAIL UNIT UNIT 43, 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 and was formerly let to Creese Brothers Butcher.

### ACCOMMODATION

Approximate internal dimensions and areas are detailed below:

#### GROUND FLOOR

NET GROUND FLOOR AREA 600 sq ft 56 sq m

#### FIRST FLOOR

FIRST FLOOR AREA 310 sq ft 29 sq m

### 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: £8,800

Rates Payable 2018-2019: £4,224

Please contact the Local Authority for further information.

### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 56 (Band C). A copy of the certificate is available upon request.

### SERVICE CHARGE & INSURANCE

The incoming tenant will be responsible for the payment of a variable service charge, which, for the year to 31 December 2018, is £906.50. Building insurance for the year to 30 September 2019 is £401.24.

### 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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