

TO LET

Retail

2,575 sq ft (239 sq m)



9-11 High Street, Stonehouse, Gloucestershire GL10 2NL

- Prominent High Street position
- Located close to J13 of M5 Motorway
- May suit a variety of uses (STP)
- Combination of open plan and cellular areas

01452 380064

**Kurt
Wyman**
Surveyors & Property Agents

Location

Stonehouse is a market town close to the Cotswolds, approximately 9 miles South of Gloucester and less than 3.5 miles west of Stroud.

The Town has a population of circa 8,000 and is strategically located close to Junction 13 of the M5 Motorway providing direct access to the Midlands and South West, Stroudwater, the largest Business Park serving the Stroud Valleys area, is located approximately 1 mile to the West of the Town and is home to many high profile national occupiers including Renishaw, Delphi Automotive, Lister Shearing and Dairy Partners.

The town is home to a CO-OP store, various restaurants, local retailers, pubs and charity shops.

Description

The property occupies a prominent position facing onto Stonehouse High Street.

Previously used as a bank, the accommodation consists of a variety of open plan retail/trading areas with additional cellular offices.

Whilst currently reflecting its previous use the property has flexible accommodation to suit a variety of uses (subject to the necessary planning consents being obtained).

The property benefits from a large garden to the rear.

Services

Mains water, drainage, gas and electricity are connected to the property.

NOTE : None of the services or appliances have been tested by Kurt Wyman Surveyors.

EPC Rating

The building has an EPC rating of E124.

Rating

To be reassessed for business rating purposes upon occupation.

Quoting Terms

Flexible lease terms available.

Quoting Rental

£18,000 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

All viewings by prior appointment with:

Kurt Wyman Surveyors

01452 380064

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