# **TO LET**

# **Retail Units** Available as a whole or may divide. 4430 sq ft (411.55 sq m)





'Fusion' Station Road Gloucester GL1 1EG

- **City Centre Pub/Leisure Property.**
- Predominantly open plan ground floor areas.
- Granted planning permission for a children's nursery

# Tel: 01452 380064

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## Location

'Fusion' is located on Station Road n Gloucester City Centre and has easy access to the city's main retail area.

The property is in very close proximity to the city's railway and bus station.

## Description

The detached property boasts a prominent corner position in Gloucester City Centre.

Previously run as a pub it is arranged over basement, ground and first floors. The ground floor is predominantly open plan with ladies and gents WC's and a kitchen area.

The first floor is currently divided to form numerous individual rooms and would have originally been living accommodation for the pub.

Externally there is a courtyard to the rear with car parking and a brick built garage/store to the side .

The property would be suitable for its previous use as a public house or alternative uses subject to gaining any necessary planning consents.

# **Floor Area**

The property has the following floor areas:

	<u>Sq ft</u>	<u>Sq m</u>
Ground Floor	2361	219.41
First Floor	2040	189.52
Garage	293	27.25
Total	4694	436.18

All measurements are approximate and measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

# Rating

The property to be reassessed for rating purposes upon occupation.



# Services

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

Note: None of the services have been tested by Kurt Wyman Surveyors.

#### Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.

## **Quoting rental**

On application to the agents.

#### **Legal Costs**

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

#### Vat

Rental is quoted exclusive of VAT.

#### Viewing

By prior appointment with: Kurt Wyman Surveyors 01452 380064 Email: kurt@kurtwymansurveyors.co.uk

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