

# **TO LET**

## **RETAIL UNIT**

**1125 SQ FT (104.51 SQ M)**



**82 - 84 Bristol Road, Gloucester, GL1 5SD**

**Prominent Frontage on Bristol Road | To be Refurbished**





## LOCATION

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The property is situated on the Bristol Road in Gloucester approximately ½ mile from the City Centre.

The Bristol Road is one of the main arterial routes into the City from the South and is popular with both national and local occupiers.

The popular Gloucester Quays Designer Outlet Village and historic Gloucester Docks are within a few minutes' walk.

## DESCRIPTION

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- Ground floor retail unit
- Single glazed aluminium shop front facing directly onto the Bristol Road
- Roller shutter security blinds are fitted externally to windows and doors.
- A WC and Kitchen are installed.
- To be Refurbished
- Available April 2023
- Not suitable for Hot Food Takeaway



## KEY INFORMATION

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### SERVICES

Mains water, drainage and 3 phase electricity are connected to the property.

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

### EPC

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### RATING

The unit is to be re-assessed for Business Rating purposes.

### QUOTING TERMS

The units are available by way of a new lease on a full repairing and insuring basis for a negotiable term of years.

### QUOTING RENTAL

1125 Sq ft - £16,875 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**

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