

# TO LET

## RETAIL UNIT

MAY SUIT ALTERNATIVE USE (STP)

**18,732 SQ FT (1,740.26 SQ M)**



**5-7 Brunswick Road, Gloucester, GL1 1HG**

**Prominent 28m Frontage | City Centre Location | New Lease Available**



# LOCATION

The property is situated on Brunswick Road close to the City Centre's main retail area.

Nearby occupiers include Primark, Iceland, TK Maxx, Marks & Spencer, Boots and H & M.

Gloucester is the county town and administrative centre of Gloucestershire and is approximately 35 from Bristol to the South and 60 miles from Birmingham to the North. The City benefits from an excellent strategic location adjacent the M5 Motorway and within easy reach of the M4 giving access to South Wales and London. The City has a population of circa 150,000.

# DESCRIPTION

A substantial retail unit arranged over ground and first floors and benefitting from the following :-

- 28m frontage/glazed shopfront onto Brunswick Road
- Single open plan retail area at ground floor
- Well presented with tiled floors to retail area
- Goods lift to 1st floor
- Rear loading access off Hampden Way
- Storage, offices and staff welfare/restrooms are located at 1st floor.

The property has previously been used for retail use, however, may be suitable for alternative uses subject to obtaining any necessary planning consents.

	Sq Ft	Sq M
Ground Floor	8,745	812.45
First Floor	9,987	927.81
<b>Total</b>	<b>18,732</b>	<b>1,740.26</b>

All floor areas are approximate and measured on a Gross Internal floor basis (GIA)



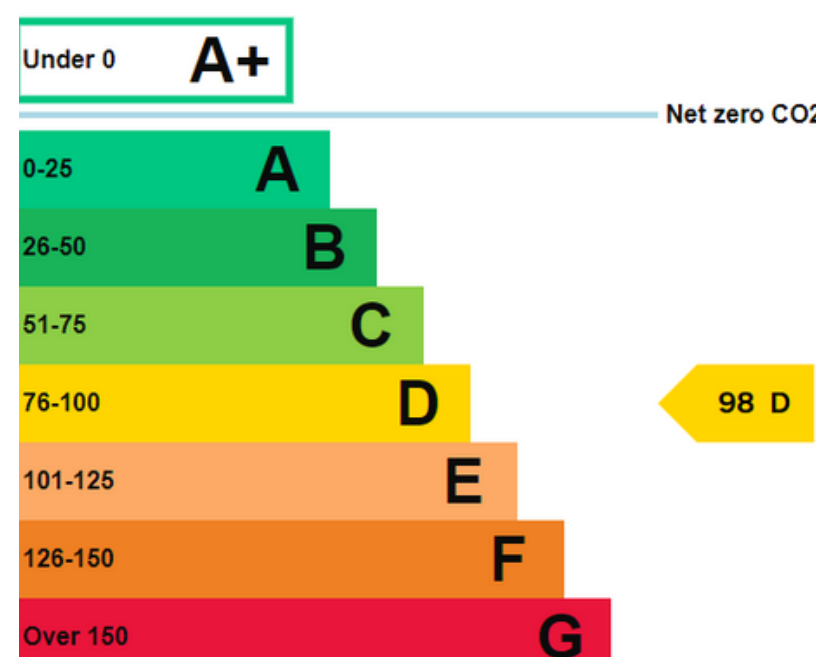
## KEY INFORMATION

### SERVICES

We understand all mains services are connected to the property.

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

### EPC



### RATING

Interested parties are advised to make their own enquiries with the local rating authority.

### QUOTING 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 marketing agents.

### 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 WITH PRIOR APPOINTMENT WITH JOINT MARKETING AGENTS**



**Kurt Wyman**

**Tel: 01452 380064**

**Email: [kurt@kurtwymansurveyors.co.uk](mailto:kurt@kurtwymansurveyors.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**



**Andy Smallman**

**Tel: 0117 2520532**

**Email: [andy@arcretail.co.uk](mailto:andy@arcretail.co.uk)**

**Website [www.kurtwymansurveyors.co.uk](http://www.kurtwymansurveyors.co.uk)**

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

**Sales & Lettings | Rent Review & Lease Renewal | Valuations | Investment | Acquisition Advice | Property Management**