



## TO LET

**GLOUCESTER – UNIT 15 KINGSWAY RETAIL CENTRE, QUEDGELEY,  
GL2 2GT.**



- Retail premises in Kingsway with potential for a variety of uses.
- Available by way of a new lease for a term to be agreed.
- Total net internal area – 64.4 sq m (693 sq ft).

## LOCATION

The Kingsway Local Centre is positioned at the heart of the Kingsway development which comprises 3,500 new houses and a major business park. The busy local centre includes a school, community centre, Tesco Express, a Marston's public house, Premier convenience store, Sue Ryder charity shop, Pizza Hut delivery and a veterinary practice.

## DESCRIPTION

The property is an end-terrace retail unit, with a fully glazed shop front incorporating double automatic entry doors, a suspended ceiling with inset spotlighting, block walls (part rendered, part painted block), tiled flooring and comfort cooling.

The accommodation has been fitted out to provide the main retail area, a consultancy rooms, and WC facilities. The property has an intruder alarm and CCTV system.

There is a communal car park to the front and delivery bay to the rear.

Please note the outgoing tenant will be removing their fixtures and fittings.

## ACCOMMODATION

Approximate net internal area

64.4 sq m (693 sq ft).

## PLANNING

The unit falls within Class E (Previously Class A1) of the Use Classes Order 1987 but may suit alternative uses, subject to the necessary consent being obtained.

## TERMS

The property is offered by way of a new lease for a term to be agreed.

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH & Co CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.
6. Occupiers are advised to make their own enquiries of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

## RENT

£17,000 per annum exclusive.

## RATES

The property will need to be reassessed for rating purposes.

Prospective occupiers are advised to make their own enquiries of the Local Authority to establish the position in respect of the inheritance of transitional relief.

## SERVICE CHARGE

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the communal areas.

## VAT

The property is elected for VAT.

## EPC

The property has an EPC Rating of C-60. Certificate Reference No: 9900-5979-0327-7800-6004.

## LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

## VIEWING

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