

First floor offices

3 Fountain Street, Nailsworth, Stroud, GL6 0BL



TO LET

619 SQ FT
(57.51 SQ M)

£800 PER MONTH

Attractive self-contained
office suite

- Highly prominent position in heart of popular town centre
- New tenancy available for immediate occupation
- Attractive self-contained office suite

Summary

Available Size	619 sq ft
Rent	£800 per month
EPC Rating	Upon enquiry

Location

The property is located in a high profile position in the heart of Nailsworth at the roundabout junction of the A46 and directly opposite the Old George Hotel.

Description

The available space comprises of a first floor office suite above the Williams Kitchen Restaurant and Deli. The offices benefit from their own entrance, separate from the main restaurant and have access to shared WCs. There is 1 available parking space.

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TERMS

The property is available by way of a new Lease for a term of years to be agreed at a commencing rental of £9,600 p.a. (£800 per month) exclusive, plus VAT.

EPC

Awaiting an EPC.

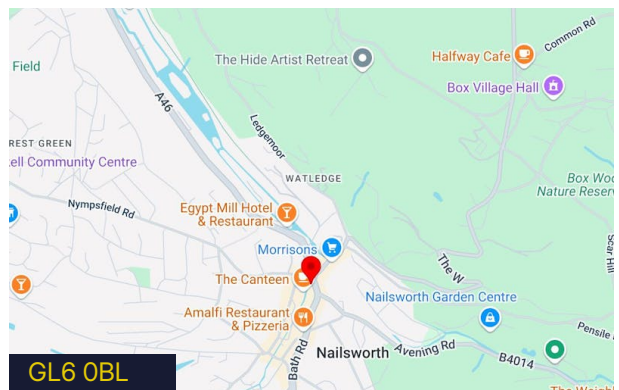
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	619	57.51
Total	619	57.51



Viewing & Further Information



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