TO LET - INDUSTRIAL / TRADE COUNTER

Unit 2

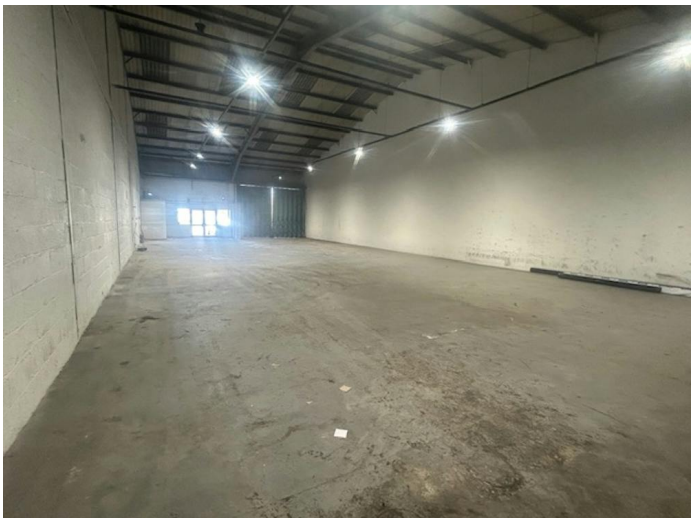
Priory Industrial Estate, Tetbury, GL8 8HZ



Key Highlights

- Good unit ideal for trade counter
- New lease offered
- Close to Screwfix and Tesco
- £32,000 pa + VAT





Description

Unit 2 is a mid terrace unit, but highly visible to all traffic entering the Priory Industrial Estate. In it's front elevation is a pedestrian access door and double concertina loading doors providing an opening of approximately 4.0 metres high x 3.95 metres wide. Internally, the unit provides clear space with a toilet in one front corner. The unit has an eaves height of approximately 5.8 metres with a full apex height of approximately 8.5 metres. New LED lighting has recently been fitted in the unit.

Location

Tetbury is a busy south Gloucestershire Cotswold town with a population approaching 7,000 people. It is located approximately 12 miles south west of Cirencester. The Priory Industrial Estate is located off the A433 London Road, approximately 0.5 miles north of the town centre. The Estate is immediately adjacent to a Tesco Superstore. Other nearby occupiers include Screwfix and Ryalls Decorating Centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Industrial / warehouse	3,416	317.36	Available
Total	**3,416**	**317.36**	

Terms

The unit is available on a new full repairing and insuring lease for a term of year to be agreed, but subject to a minimum term of 3 years.

Rent

£32,000 per annum. VAT at the standard rate is payable on the rent

Business Rates

The unit has a Rateable Value effective from 1st April 2026 of £25,500. Full rates payable for the current financial year are therefore £11,016.

Service Charge

A service charge is payable toward the repair and maintenance of the common parts of the Priory Industrial Estate. The current estimated charge is approximately £2,100+ VAT per annum.

Energy Performance Certificate

The unit has a current Energy Performance Certificate with a rating of 111 in Class E. The existing certificate was issued prior to the internal lighting being upgraded to LED fittings.

Legal Costs

Each party will be responsible for their own legal costs incurred in the preparation of the lease.



Contact

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