

TO LET – Upper Floor Retail/ Office Space

BK Bruton Knowles

est. 1862

93 High Street, Tewkesbury, GL20 5JZ

- £7 Per Sq. Ft Exclusive
- Excellent Central Location
- 5,185 Sq. Ft potential split to create as low as 1,147 Sq. Ft (NIA)
- Accessed via High Street

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LOCATION

The property is prominently located in central position along the busy High Street, a popular shopping district in the town centre occupied by national retailers such as Greggs, Boots and Lloyds Bank.

DESCRIPTION

The property itself above a prime retail position along the High Street. Formerly Bupa dental care, the property provides an open plan office/ retail/ healthcare facility with private WCs and kitchen area.

The property is decorated to a good standard to include painted plasterboard walls, carpeted and ample double glazed window frontage onto the High Street.

Nearby car parks include Spring Gardens car park, Oldbury Road car park and Poundland car park.

RENT

£7 per sq. ft exclusive.

EPC

The property has an EPC rating of D-93.

PLANNING

We understand the property falls under use class E of the Use Classes Order 1st Sept 2020.

ACCOMMODATION (NIA)

Total	Sq. M	Sq. Ft
First Floor Office 1	350	3,768
First Floor Office 2	131.65	1,417
Total	481.5	5,185

RATES

We understand the rateable value to be:

Description: Dental Surgery and Premises

Rateable Value: £24,250

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a fully repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

VAT

The property is not elected for VAT.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Phoebe Harmer

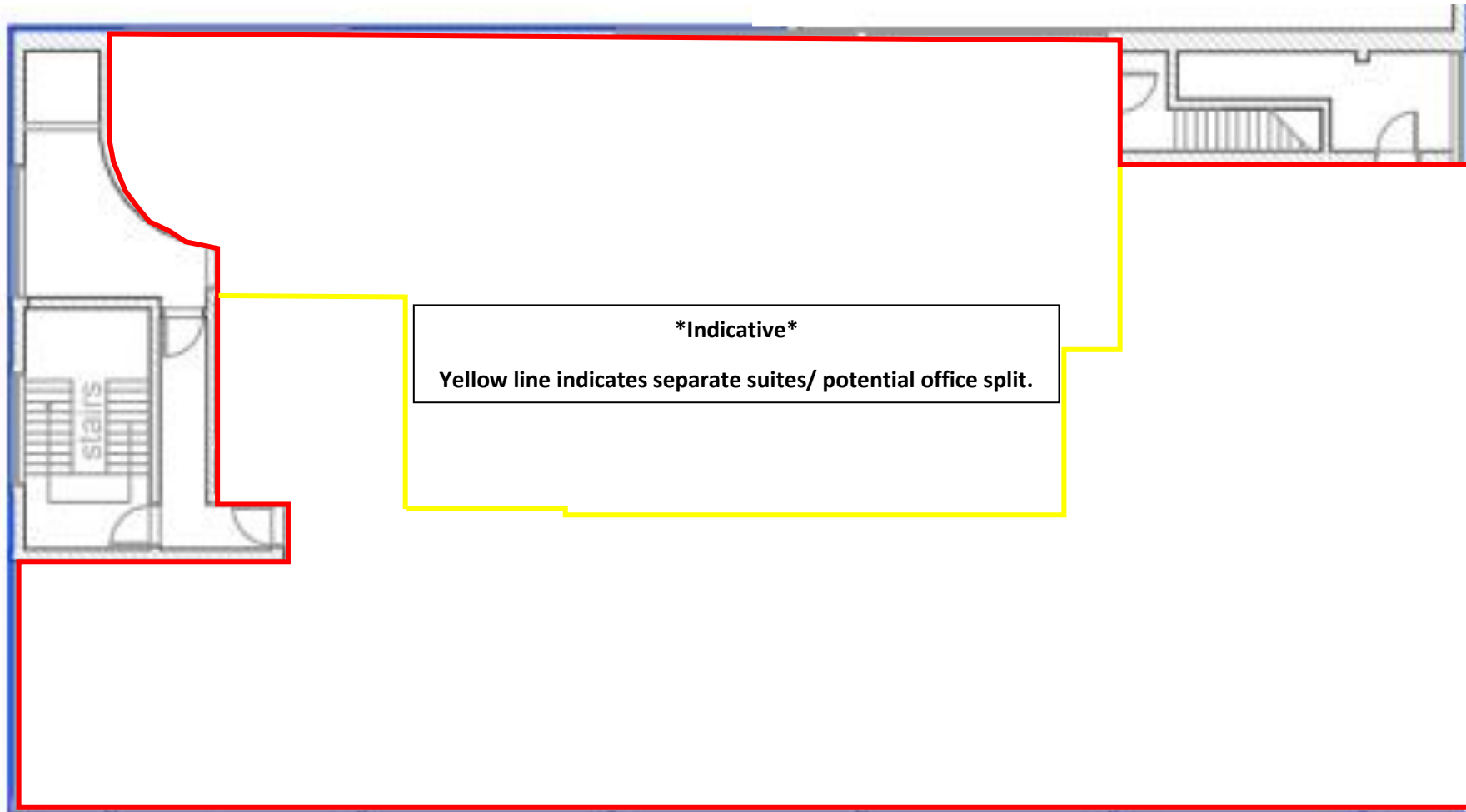
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