

TO LET – Upper Floor Office Space

1st Floor, Old Baptist Chapel, Painswick, Stroud, GL6 6XH



- £12,000 Per annum Exclusive
- Full of Character
- Ground floor reception
- Shared meeting room available FOC

Premises to be cleared and redecorated

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LOCATION

The property boasts prime location along New Street in the Centre of Painswick. The property lies a short 7 miles south of Gloucester and 10 miles south of Cheltenham. Stroud train station lies 3.8 miles south of the property, providing links to Bristol, Cardiff, Bath and London.

DESCRIPTION

The property itself comprises an upper floor office accessed via shared entry into the building. The property benefits from a shared meeting room available free of charge, kitchen, WC's and period stain glass windows. The property is due to be repainted and re-carpeted prior to occupation.

The demise also benefits from a ground floor reception/ waiting area for clients.

RENT

£12,000 per annum exclusive.

EPC

The property has an EPC rating of D-99.

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	60.42	650
Lower GF Reception	7.50	81
Total	67.92	731

RATES

We 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 new full 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.

UTILITIES

Split 50/50 with ground floor Tenant.

VAT

VAT applicable unless otherwise stated.

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.

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