

# TO LET – Prime Double Retail Premises

Units B4 & B5, Whittle Square, Gloucester Business Park, GL3 4AA



- £48,000 per annum exclusive
- Excellent Retail Location
- 1,836 Sq. Ft (NIA)
- Excellent Parking Provision



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## LOCATION

The property is prominently located across a double unit facing onto Whittle Square in the heart of Gloucester Business Park. Since initial development in early 1998, Gloucester Business Park provides high quality retail, office, industrial and residential facilities to a range of national and local businesses. The scheme is easily accessible situated approximately 1 mile from Junction 11a of the M5 motorway, and approximately 6 miles from Gloucester City centre. Nearby occupiers include Tesco, Costa, Greggs, Ladbrookes and David Lloyd Gyms.

## DESCRIPTION

The property is fully self-contained and is currently configured to provide a kitchenette, WC, storeroom and sales area in all totalling 1,836 sq ft. The unit benefits from high visibility with large window frontage and customer parking directly in front of the property. Units at Gloucester Business Park benefit from ample passing foot and motor trade given the nearby amenities, petrol station, gym and multiple food and beverage operators alongside 2.8 million square foot of office and industrial users.

## RENT

£48,000 per annum exclusive.

## EPC

The property has an EPC rating of C-53.

## 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
Ground floor	170.56	1,836.00
<b>Total</b>	<b>170.56</b>	<b>1,836.00</b>

## 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 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 elected for VAT and therefore VAT will be applicable to all costs.

## 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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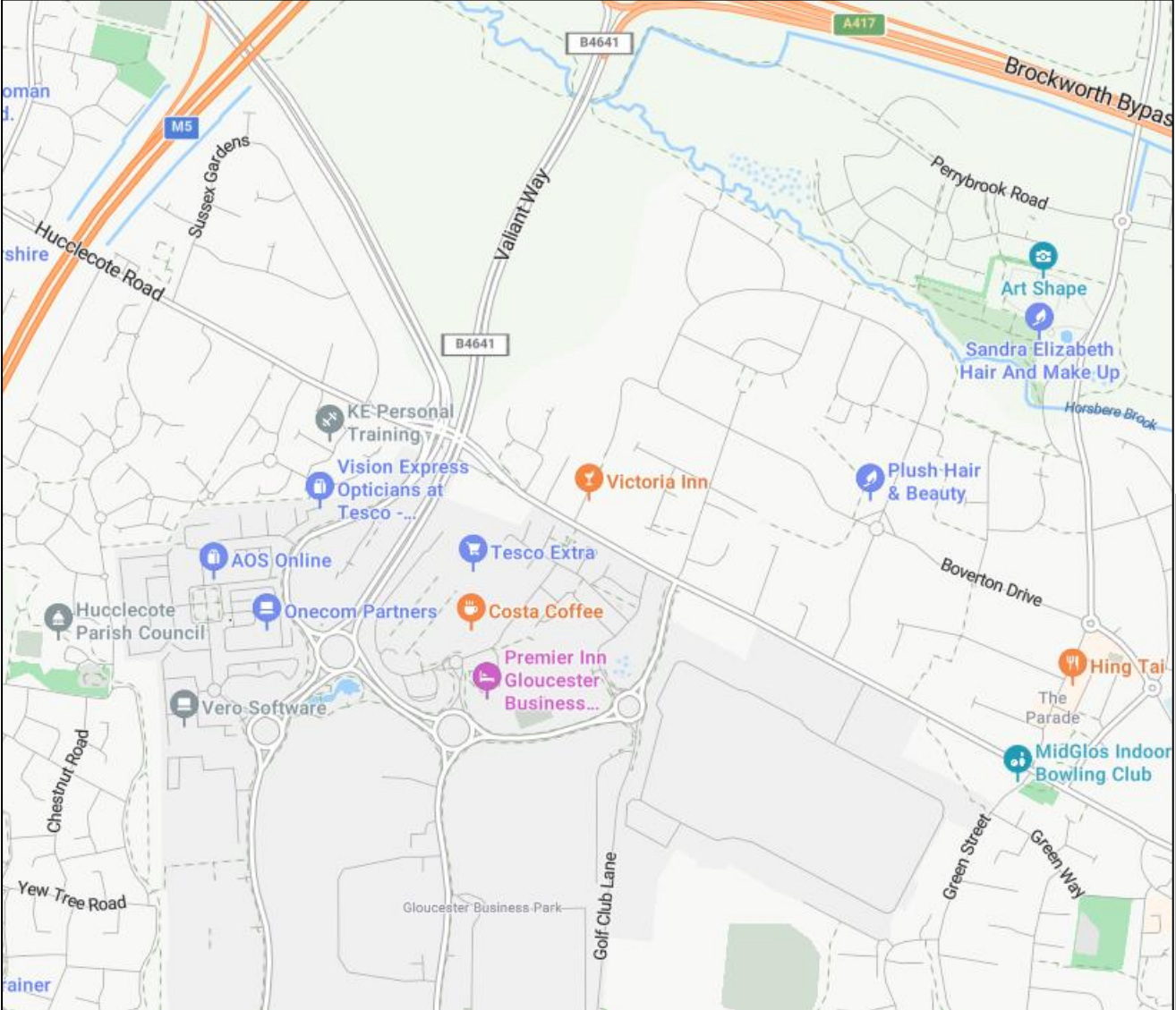
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