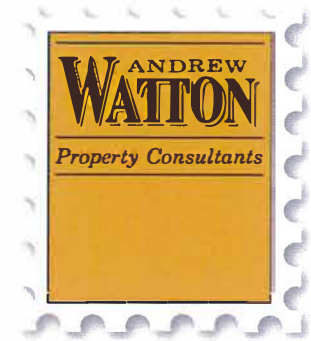


12 High Street
Stonehouse
Glos GL10 2NA



T O L E T



- ◆ Prominent retail premises
- ◆ Approximately 472 sq ft plus store/office 160 sq ft
- ◆ Prime High Street Location adjacent to pedestrian crossing
- ◆ New lease available

RENTAL: £11,500 PER ANNUM EXCLUSIVE SUBJECT TO CONTRACT

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/2556 DATE: 20.02.2017

Cornhill Chambers, Stroud, Gloucestershire GL5 2JT | T: 01453 753753
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THE SITUATION The premises are situated in a prime retail location the south side of the High Street adjacent to the pedestrian crossing at the Queens' Road junction. Stonehouse is a busy centre which serves the town and surrounding villages plus the ever expanding commercial estates at Stroudwater. Stonehouse also benefits from a main line railway station to London Paddington and the M5 Junction 13 is readily accessible (approx. 2 miles).

THE PREMISES The property consists of self-contained retail unit which has an attractive double window. The shop has a rear store/office and is well placed for passing trade. Previously Stroud District Council gave planning permission to Change of Use to A2 (financial services, estate agency etc) and this will be considered by the landlord.

THE ACCOMMODATION comprises (all dimensions are approximate):

Internally

Unit 1	Internal frontage 12'11" Max depth 37'0" Retail area 472 sq ft
Rear office/store	13'3" x 11'0" plus 6'0" x 2'5" (160 sq ft) with opening into
Kitchen	6'7" x 3'9" being fully fitted with twin bowls, cupboards, Drawers, wall cupboards and tiled splashbacks
Cloakroom	with low level WC and pedestal wash hand basin

SERVICES Mains electricity, water and drainage are understood to be connected.

LEASE The property is offered by way of a new lease for a period subject to negotiation on an internal repairing and insuring terms for a term to be agreed at an initial rental of **£11,500** per annum exclusive.

OUTGOINGS The Rateable Value in 2017/2018 is believed to be £6900.00 with Business Rates being payable in this period of £3215.00 before any business relief given if applicable.

COSTS As is normal, the ingoing tenant will be liable for the Landlord's legal costs of the transaction.

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