



7 FOUNTAIN STREET
NAILSWORTH
GLOS GL6 0BL

TO LET



- ◆ SHOP/OFFICES WITH A1/A2 PLANNING
- ◆ CENTRAL LOCATION ON MAIN A46
- ◆ APPROXIMATELY 411 FT SQ RETAIL SPACE

RENTAL: £10,750 PER ANNUM EXCLUSIVE, SUBJECT TO CONTRACT

VIEWING - Strictly by appointment with Andrew Watton Property Consultants

COM/3661 DATE: 06.09.2016 (Rev01_29.09.2016)

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THE SITUATION This property is prominently situated in a prime location alongside the florists and Coventry Building Society in Fountain Street on the zebra crossing of the A46 Stroud to Bath Road.

THE PREMISES comprise part of a four storey brick and stone built building, fronting onto Fountain Street. Currently used by estate agents the planning is for A1/A2 uses.

THE ACCOMMODATION comprises (all dimensions are approximate):

<u>On the ground floor</u>		<u>Areas</u>
Entrance hall	communal	
Reception office	17'8" x 15'4"	262
Manager's office	10'10" x 8'1"	87
<u>On the lower ground floor</u>		
Hallway	(with DX facility) - shared with other tenants	
Cloakroom/WC	with low level WC and wash hand basin Triton electric water heater	
Kitchen	11'1" x 5'8"	62
Total floor area		411

SERVICES All mains services, with the exception of gas, are understood to be connected. A charge for Building Repairs of £990 will be levied.

LEASE The property is offered by way of a new lease for a term to be agreed and subject to regular rent reviews at an initial rental of **£10,750** per annum exclusive.

OUTGOINGS The Rateable Value in 2016/2017 is believed to be £2300 with Business Rates being payable in this period of £1143.10 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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