

## RETAIL UNIT – TO LET (980 sq ft)

*Busy Location Adj Sports Direct & Farmers Market*



15 Union Street, Cornhill Shopping Centre, Stroud GL5 2HE

### Description

- Ground floor lock up shop
- Sales area 980 sq ft
- Ancillary storage and kichenette
- Disabled access and WC

### Situation

- Neighbouring Nationals include: Sports Direct; Iceland & The Job Centre
- Busy retail location comprising mix of both National and successful, independent local traders
- Adj. extremely popular, award winning Stroud Farmers Market, which brings huge additional footfall to area every Saturday

### Accommodation

- Retail area 980 sq ft
- Store/ kitchenette 100 sq ft
- Disabled WC
- **Total 1,080 sq ft**

Above area on net internal area basis. Approx only.

### Location

The unit is prominently situated on Union St, in the heart of Cornhill Shopping Centre. Cornhill Shopping Centre is a well-established pedestrian shopping area in the heart of Stroud town centre. Occupiers in the area include a mix of retailers, eateries and offices, including: Iceland; Sports Direct; The Job Centre and well-established independent operators.

Cornhill Shopping Centre also benefits from the award winning Stroud Farmers Market, held every Saturday. This brings even more footfall into the already busy area.

Stroud is a thriving Market Town, located approx 5 miles West of M5, 9 miles south of Gloucester. Town population circa 13,000. District population circa 120,000.



### EPC - D

### Tenure

New effective fully repairing and insuring lease

### Rent

£On application

### Service Charge

Applicable in respect of upkeep of structure and precinct

### Business Rates

- Rateable Value £11,250
- Payable (approx) £5,500
- Payable by qualifying small businesses £0.00

### VAT

Payable on Rent and Service Charge

### Services

Mains electricity, water and drainage

### Viewing

By appointment only via:

- Simon Edmonds Chartered Surveyors  
01453 757 214



### Important Notice:

(i) Whilst we endeavour to make our property particulars accurate and reliable they should not be relied on as statement or representation of fact and do not constitute or form any part of any contract. (ii) The vendor does not make or give and neither does Simon Edmonds Chartered Surveyors or any person in their employ have any authority to make or give any representation or warranty whatsoever in relation to the property. (iii) If there is any point which is of particular importance to you please contact our office and we will be pleased to check the information for you. 31.01.19