

RETAIL UNIT – TO LET (1,178 sq ft)

Busy Location Near Sports Direct & Farmers Market



Threadneedle Street, Cornhill Shopping Centre, Stroud GL5 1AF

Description

- Ground floor lock up shop with ancillary to first floor
- Sales area 1,178 sq ft
- Ancillary storage 745 sq ft
- 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
- Near extremely popular, award winning Stroud Farmers Market, which brings huge additional footfall to area every Saturday

Accommodation

- Retail area 1,178 sq ft
- Store/ kitchenette 745 sq ft
- Disabled WC
- **Total 1,923 sq ft**

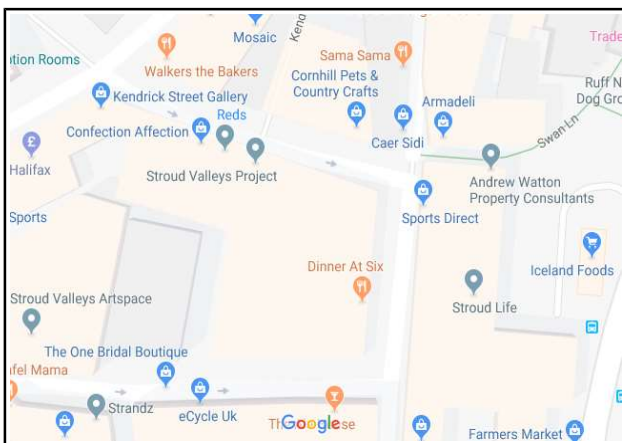
Above area on net internal area basis. Approx only.

Location

The unit is prominently situated on Threadneedle 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.



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 £11,750
- Payable 2019/20 £5,769
- Payable by qualifying small businesses £nil

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

EPC - E

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. 31.12.19