



SIMON EDMONDS
CHARTERED SURVEYORS

OFFICE / SHOWROOM / RETAIL – TO LET **(2377 sq ft)** *Town Centre Location*



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

Description

- Open plan
- Self-contained
- Flexible accommodation
- NIA 2377 sq ft
- Kitchenette
- Separate Male / Female / Disabled WC facilities
- Would suit showroom / retailer with partial storage use

Simon Edmonds Chartered Surveyors is the trading name of SE Commercial Ltd Registered Company No 103 633 01

Address: First Floor, 14 Union Street, Stroud, Gloucestershire GL5 2HE

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Accommodation

- Office area 2,377 sq ft
- Kitchenette
- Male / Female WCs
- Disabled WC
- **Total 2,377 sq ft**

Above area on net internal area basis. Approx only.

Location

The office 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 - TBC

Tenure

New effective fully repairing and insuring lease

Rent

£22,500 per annum

Service Charge

Applicable in respect of upkeep of structure and precinct

Business Rates

- Rateable Value £TBC
- Payable (approx) £TBC
- Payable by qualifying small businesses £TBC

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. 25.09.20