

## **PROMINENT RETAIL UNIT – TO LET** **(1,096 sq ft)** *Junction of Kendrick St and Threadneedle St*



**20 Kendrick Street, Cornhill Shopping Centre, Stroud, Glos. GL5 1AA**

### **Features**

- Ground floor shop / office with further retail / ancillary to upper floors
- Ground floor sales area 400 sq ft
- Upper floors sales / ancillary areas 696 sq ft
- Prominently situated at junction of Kendrick St and Threadneedle St
- Attractive double-fronted corner unit in high footfall area
- Busy retail location comprising mix of both national and successful, independent local traders

<b>Accommodation</b>	
Ground floor	400 sq ft
First floor	371 sq ft
Second floor	325 sq ft
Two WCs	
<b>Total</b>	<b>1,096 sq ft</b>
Basement	244 sq ft
<i>Areas on net internal area basis. Approx only.</i>	

### Location

The unit is prominently situated on Kendrick St and Threadneedle St, in 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.

<b>Business Rates</b>	
Rateable Value	£9,100.00
Payable (estimated)	£4,540.90
Payable by qualifying small businesses (estimated)	£nil

### Tenure

New fully repairing and insuring lease

### Rent

On application

### Service Charge

Applicable in respect of structure and precinct



### VAT

Payable on Rent and Service Charge

### Services

Mains, electricity, water and drainage

### Viewing

Simon Edmonds Chartered Surveyors  
01453 757 214

Hawkins Watton  
01453 753 753

### EPC – E (109)

#### 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. 05.04.22