

WELL-PRESENTED RETAIL UNIT – TO LET

(700 sq ft) *Benefits from First Floor (527 sq ft)*



6 Threadneedle Street, Cornhill Shopping Centre, Stroud, Glos. GL5 1AF

Features

- Ground floor shop with ancillary to upper floor
- Ground floor sales area 700 sq ft
- Upper floor ancillary area 527 sq ft
- Well-situated on Threadneedle Street
- Busy retail location comprising mix of both national and successful, independent local traders

Accommodation	
Ground floor	700 sq ft
First floor	527 sq ft
Two WCs	
Total	1,227 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.

Business Rates	
Rateable Value	£12,750.00
Payable (estimated)	£6,362.25
Payable by qualifying businesses with Small Business Rates Relief & Retail Rates Relief (estimated)	£795.28

Tenure

New fully repairing and insuring lease

Rent

£15,000

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 – B (43)

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. 18.07.24