

## **HIGH STREET RETAIL UNIT – TO LET** **(Ground Flr 1,332 sq ft) *First Flr 2,000 sq ft***



**63 High Street, Stroud, Glos. GL5 1AJ**

### **Features**

- Ground floor retail unit with ancillary to first floor
- Ground floor sales area 1,332 sq ft
- First floor ancillary areas 2,000 sq ft
- Prominently situated on Stroud High Street
- Modern retail unit with level floor area
- Busy retail area comprising mix of both national and successful, independent local traders

Accommodation	
Ground floor	1,332 sq ft
First floor	2,000 sq ft
Two WCs	
<b>Total</b>	<b>3,332 sq ft</b>
<i>Areas on net internal area basis. Approx only.</i>	

### Location

The unit is prominently situated on Stroud High Street, with nearby occupiers including: The Works, Clarks Shoes, Betfred, Card Factory, Boots, Superdrug and Millets.

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	£30,250
Payable (estimated)	£15,095
With Retail Relief Scheme	£TBC

### Tenure

New fully repairing and insuring lease

### Rent

£30,000

### VAT

Not applicable

### Services

Mains electricity, water and drainage

### Viewing

Simon Edmonds Chartered Surveyors  
01453 757 214

Hawkins Watton  
01453 753 753

**EPC – D (93)**



### 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. 25.08.24