

TO LET

Retail Unit

1,400 Sq ft (130.06 Sq m)



124—126 Barton Street, Gloucester, Gloucestershire, GL1 4DZ

- Prominent position fronting Barton Street
- Popular trading area
- Rear store and office, kitchenette and WC

01452 380064

**Kurt
Wyman**
Surveyors & Property Agents

01452 380064

www.kurtwymansurveyors.co.uk

Location

The property is located on Barton Street close to the Junction with Metz Way on the edge of Gloucester City Centre.

Barton Street is a busy and popular retail area with a wide range of occupiers.

Description

A Ground floor shop fronting onto Barton Street with substantial double glazed shop front.

The property comprises double pedestrian access doors onto Barton Street and benefits from rear store and office accommodation. Disabled WC & kitchenette are installed.

Security grills are installed to the front and rear of the property.

Timber/laminate floor throughout.

Floor Schedule

The property has a floor area of approximately 1,400 sq ft (130.06 sq m) measured on a Net Internal Floor Area Basis.

Services

Mains water, drainage and electricity are connected to the property.

The property benefits from wall mounted electric heaters.

A security alarm is installed.

NOTE : None of the services have been tested by Kurt Wyman Surveyors .

EPC Rating

The property has an EPC rating of C66.

Rating

The 2017 Rating List describes the property as 'SHOP AND PREMISES' with a rateable value of £7,400.

Quoting Terms

A new full and repairing lease for a negotiable term of years.

Quoting Rental

The quoting rental is £9,000 per annum exclusive.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT.

**All viewings by prior appointment with:
Kurt Wyman Surveyors
01452 380064
info@kurtwymansurveyors.co.uk**

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