

TO LET

RETAIL/OFFICE

1,004 SQ FT (93.35 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



21 High Street, Cinderford, Gloucestershire GL14 2SE

Prime Location | Prominent Frontage | New Lease Available



LOCATION

Situated on High Street, the property occupies a prominent position in Cinderford Town Centre.

Cinderford is situated on the Eastern Edge of the Forest of Dean in Gloucestershire and along with Lydney and Coleford is one of the main centres within the area.

DESCRIPTION

A well located ground floor retail unit occupying a prominent position within the town.

The main features comprise :-

- Glazed shop front and entrance doors.
- Open plan retail area and rear offices/stores
- Kitchen & WCs
- May suite alternative uses (STP)
- Car Parking

The property has a total floor area of approximately 1,004 sqft (93.35 sq m).



KEY INFORMATION

SERVICES

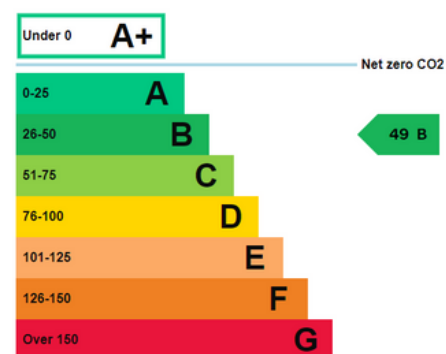
Mains water, drainage and electricity are connected to the property.

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

EPC

The Energy rating is currently listed as Grade B (49B)

This property's energy rating is B.



BUSINESS RATING

The 2023 Rating list describes the property as Shop and premises with a Rateable Value of £13,000.

QUOTING TERMS

The property is available by way of a new lease on a full repairing & insuring basis, by way of a service charge for a negotiable term of years.

The letting will be outside the Security of tenure provisions of the Landlord And Tenant Act 1954 Part II.

QUOTING RENTAL

£14,750 per annum exclusive to be paid quarterly in advance.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT.

The logo for Kurt Wyman Surveyors & Property Agents features a yellow triangle to the left of the company name. The name 'Kurt Wyman' is in a large, bold, yellow font, and 'Surveyors & Property Agents' is in a smaller, white font below it.

**Kurt
Wyman**
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR
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