

5 HIGH STREET
STROUD

GL5 1AX



TO LET
RETAIL SHOP

2,347 sq ft
218.04 sq m

HOOTONS
0117 933 9915

The Coach House,
1 Hurle Rd, Clifton,
Bristol BS8 2SY

LOCATION

Situated in the prime retailing location in the town centre. The property is adjacent to Clarks and Thomas Cook, as well as being close to other retailers, such as Superdrug, Dorothy Perkins, and Boots

DESCRIPTION

The premises comprise a three storey building arranged on ground, first and second floors, together with an attic area. The ground floor provides clear well proportioned retail accommodation with the upper floors providing ancillary offices, storage and staff accommodation.

ACCOMMODATION

The approximate net internal floor area is as follows:

Ground floor sales	115.76 sq m (1,246 sq ft)
First floor office	43.85 sq m (472 sq ft)
Second floor	42.18 sq m (454 sq ft)
Attic	16.26 sq m (175 sq ft)
Total	218.05 sqm (2,347 sq ft)

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

VAT

Value Added Tax is not chargeable on this property.

RENT

£27,500 per annum exclusive

BUSINESS RATES

Rateable Value: £23,000

Rates Payable (2020/21) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Each party will be responsible for their own legal costs in connection with this transaction.

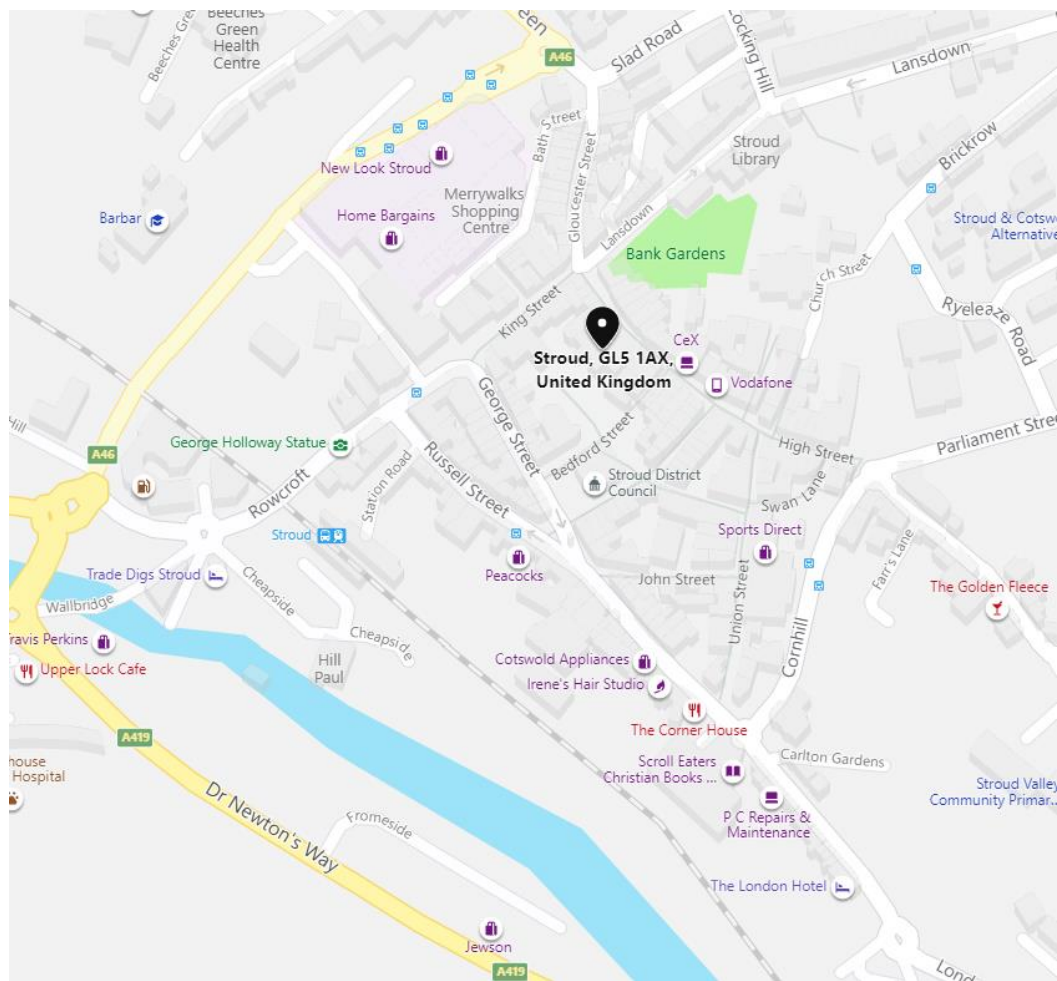
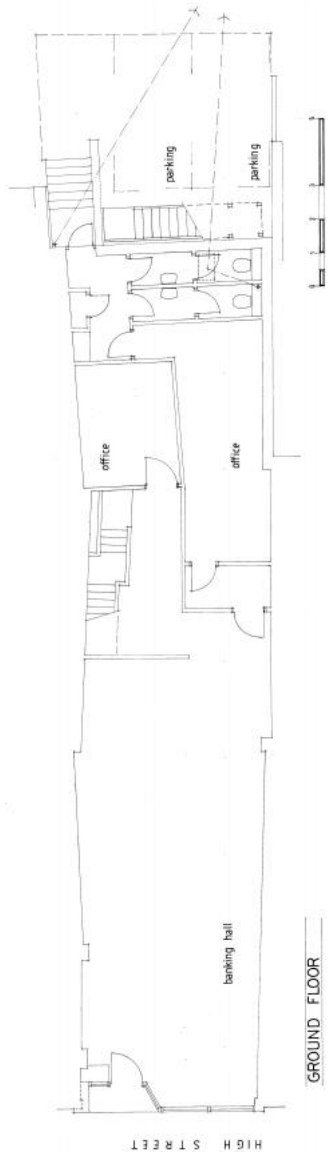
ENERGY PERFORMANCE CERTIFICATE



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