

1 Kendrick Street

Stroud, GL5 1AA

HW Hawkins
Watton



TO LET

468 TO 1,435 SQ FT
(43.48 TO 133.32 SQ M)

£20,000 PER ANNUM

Self-contained premises
over ground and first floors

- Excellent location on pedestrianised retail zone
- New lease available
- Self-contained premises over ground and first floors

hawkinswatton.co.uk
01453 753753

Summary

Available Size	468 to 1,435 sq ft
Rent	£20,000 per annum
EPC Rating	Upon enquiry

Location

The property is prominently situated on Kendrick Street, one of the prime pedestrianised shopping streets in the town. Within close proximity, are several well established traders as well as the principal shoppers' car parks.

Description

The property comprises of a self-contained retail premises configured over ground and first floors. A former delicatessen, the property provides attractive double frontage ground floor sales space with first floor providing additional sales space or covers.

SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

TERMS

The property is available by way of a new Lease at a commencing rental of £20,000 p.a. exclusive, for a term of years to be agreed.

EPC

The property has an EPC rating of F and the Certificate is available via the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0610-0533-8349-0202-2006>.

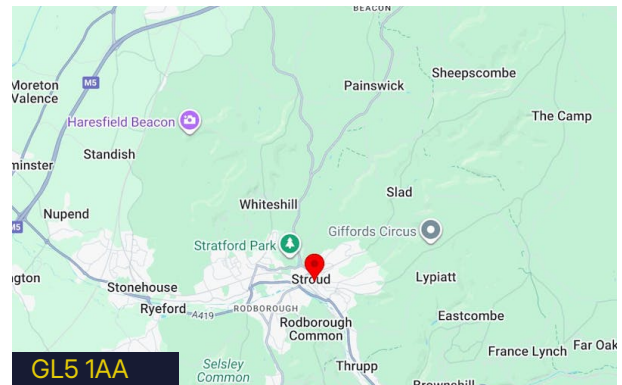
COSTS

Each party will be liable for their own legal costs of the transaction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	967	89.84
1st - Retail	468	43.48
Total	1,435	133.32



Viewing & Further Information



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Watton

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