

TO LET

PROMINENT RETAIL UNIT WITHIN POPULAR NEIGHBOURHOOD PARADE

1,000 SQ FT (92.90 SQ M)

**Kurt
Wyman**
Surveyors & Property Agents



UNIT 10, KINGSWAY LOCAL CENTRE, GLOUCESTER, GL2 2GT

Excellent Location | Suitable for a Variety of Uses (STP) | Customer Car Parking



LOCATION

The Kingsway Local Centre occupies a prominent position within Kingsway a substantial residential area to the South of Gloucester. The area benefits from excellent connectivity to Junction 12 of the M5 motorway and Gloucester City Centre.

The Local Centre is an established neighbourhood retail destination, benefiting from a strong mix of occupiers including Sue Ryder, Pizza Hut Delivery, Premier Convenience Store and Tesco Express.

DESCRIPTION

The property is a modern mid terrace retail unit forming part of a purpose built commercial parade.

The main features are:

- Large glazed shop frontage
- Double automatic entrance doors
- Predominantly open plan
- WC facilities
- Kitchenette
- Shared free customer car parking

The property has a total floor area of 1,000 sq ft (92.90 sq m) approximate measured on a Net Internal Area (NIA) basis.



KEY INFORMATION

SERVICES

We understand that mains electricity, water and drainage are connected to the site.

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

EPC

The property has an EPC rating of A-21.

RATING

The 1 April 2026 Rating List shows the property is described as "Shop and Premises" with a rateable value of £17,000.

QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

QUOTING RENTAL

£23,000 per annum exclusive.

SERVICE CHARGE

A charge is levied to cover the upkeep and maintenance of the common parts of the estate.

LEGAL COSTS

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

VAT

The property is elected for VAT.

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**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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