

SHOP 1
THE FORMER SWAN INN
UNION STREET
STROUD
GLOS GL5 2HE

TO LET – Retail premises



- TOWN CENTRE SHOP TO LET IN POPULAR CORNHILL SHOPPING AREA
- RETAIL SHOP - 850 SQ FT APPROX SALES AND STORES/OFFICE
- CLOSE TO HIGH STREET AND FARMERS MARKET
- NEW LEASE AVAILABLE FOR IMMEDIATE OCCUPATION

RENTAL: £17,500 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

COM/5016 DATE: 28.01.2019

LOCATION

The premises are situated close to the crossroads of Union Street, Threadneedle Street and Swan Lane. The former pub is close to the High Street and is within the pedestrianised area of Cornhill which is the focal point for Stroud Farmers Market held each Saturday.

DESCRIPTION

The original building was a Public House for almost 200 years. The available space comprises of a ground floor self-contained retail unit.

ACCOMMODATION (all dimensions, where quoted, are approximate).

Description	Sq ft	M ²
Ground floor sales area	700	65.0
Rear kitchen/store/cloakroom/WC	150	13.7
Total	850	78.7

SERVICES

All mains services are connected or available.

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 premises are available by way of a new lease for a term of years to be agreed at a rental of **£17,500 p.a.** plus VAT but will depend on fit and finish tenants require. The lease will be on effectively internal repairing and insuring terms.

EPC

Awaiting EPC.

COSTS

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

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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