

RETAIL

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# LEASE AVAILABLE

**19, MARKET PLACE, TETBURY, GLOUCESTERSHIRE,  
GL8 8DD**

## LOCATION

Located in Market Place, Tetbury an attractive and market town with an affluent catchment area. The town enjoys good links via the A4135, A434 and A433 giving access to the nearby towns of Cirencester, Malmesbury, Nailsworth and Stroud and also either Junctions 17 or 18 of the M4 as well as the larger conurbations of Bath, Bristol and Swindon. Cheltenham and Gloucester can also be easily reached to the north.

Neighbouring Occupiers include: Tetbury Post Office. Local and specialist occupiers such as Veleton, Treacle George, Belgrave House Dental and The Snooty Fox Hotel.

## CONTACT

Carter Jonas LLP  
St Catherine's Court, Berkeley  
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[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

### Stuart Williams

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## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale

**Carter  
Jonas**

#### ACCOMMODATION

The premises benefit from the following approximate net internal floor areas and dimensions:

Gross Frontage:	10.6 m	(34 ft 7)
Internal Width:	10.44 m	(34 ft 1)
Shop depth:	9.54 m	(31 ft 3)
Ground floor:	76.30 sqm	(821 sq ft)
First floor:	75.13 sqm	(808 sq ft)
Second floor:	75.95 sqm	(817 sq ft)

#### LEASE

An existing full repairing and insuring lease for a term expiring 28 September 2024 without further review.

A new lease for a longer term would be available.

#### RENT

The current rent is £30,000 per annum exclusive.

Offers for a new lease would be considered.

#### TERMS

Nil premium.

#### PLANNING

The permitted use is B1 (Office) or A2 (financial & professional services). Other uses may be possible subject to planning and landlords consent.

#### RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £24,250.00

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

#### LEGAL COSTS

Each party to bear their own legal costs in the transaction.

#### VAT

All figures are exclusive of VAT, where applicable.

#### ENERGY PERFORMANCE CERTIFICATE

A certificate rated D (80) is available on request.

#### ANTI MONEY LAUNDERING

The successful tenant will need to comply with AML checks carried out by this firm by co-operating with the provision of ID and home addresses for the beneficial letting parties.

#### VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell: [timothy.edgell@carterjonas.co.uk](mailto:timothy.edgell@carterjonas.co.uk) / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

For details of all commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](http://carterjonas.co.uk/commercial)

**SUBJECT TO CONTRACT**    **October 2022**

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50 metres

Experian Goad Plan Created: 24/06/2021  
Created By: Carter Jonas LLP



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