

RETAIL



RETAIL

LEASE AVAILABLE

5-7, THE PARADE, BROCKWORTH, GL3 4EW

GROUND AND FIRST FLOOR

****SUBJECT TO VACANT POSSESSION****

LOCATION

Brockworth is a residential village situated approximately 4 miles east of Gloucester city centre, close to Gloucester Business Park, just south of junction 11a of the M5.

The subject premises fronts Court Road which forms the primary retail pitch in Brockworth with short term street parking immediately outside.

Well known multiple occupiers close by include Co-Op, McColls, Janes Pantry and Sue Ryder in addition to a number of independent traders to include dry cleaners, carpets, charity shops and takeaways.

ACCOMMODATION

The approximate net internal areas and dimensions are:

Ground floor sales area	153.5 sq m	1,652 sq ft
Ground floor storage/office	47.9 sq m	516 sq ft
First floor store/office	32.3 sq m	328 sq ft

CONTACT

Carter Jonas LLP

St Catherine's Court, Berkeley
Place, Bristol, BS8 1BQ



Timothy Edgell

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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

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Jonas**

LEASE

A new effective full repairing and insuring lease will be available for a term to be agreed, incorporating 5 yearly rent reviews. Subject to vacant possession.

RENT

£30,000 per annum exclusive.

PLANNING

It is understood that the premises benefit from an E Class planning consent allowing for uses to include retail, offices, cafe/restaurant and some medical uses amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

RATES

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

Rateable Value: £13,500 (1st April 2023)

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.

INSURANCE

The landlord will insure the building and reclaim the cost from the tenant.

ENERGY PERFORMANCE CERTIFICATE

A certificate rated E (106) is available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell

timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222

Stuart Williams

stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



Ground floor sales area



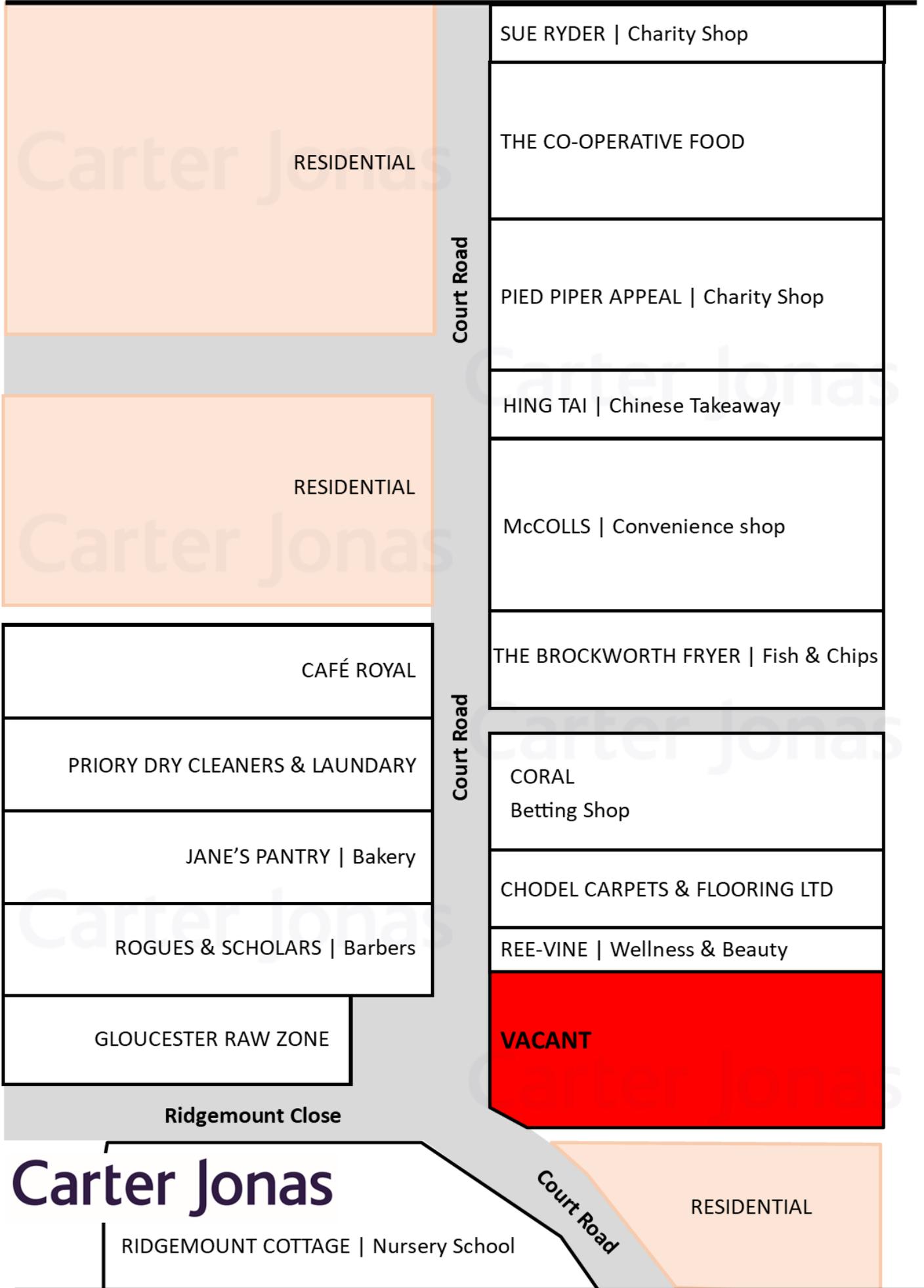
First floor office 1

SUBJECT TO CONTRACT APRIL 2024

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5-7 The Parade, Court Road | BROCKWORTH



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RIDGEMOUNT COTTAGE | Nursery School

This street plan is for identification purposes only and is not to scale.