

Retail/Take-Away/Café Unit TO LET

Unit 2

Glevum Shopping Centre

Glevum Way

Abbeydale

Gloucester

GL4 4FF

Retail Unit

Approximately: 1,434 Sq Ft (133.22 Sq m)

- Available To Let
- New Lease Available
- Established and Popular Retail Location

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Location

The property is located within the centre of Abbeydale, at the popular and well-established Glevum Shopping Centre retail complex, just off Glevum and Heron Way.

Gloucester City Centre is approximately 3 miles to the west, and the M5 Motorway can be accessed nearby at Junction 11a, approximately 5.5 miles to the north, providing connections with Cheltenham and Birmingham in the north, and Dursley, Thornbury and Bristol in the south.

The unit is adjacent to the Morrisons Supermarket and attracts a large amount of footfall to the area. Other occupiers and operators within the vicinity include a Pharmacy, an Estate Agents, Sue Ryder, a Barbers Shop and a Pub / Eatery. The

There is a generous amount of free car parking available, and there are regular public transport connections in and out of the area by bus.

**Gloucester
City Centre**



**3 miles
west**

**M5 Motorway
Junction 11a**

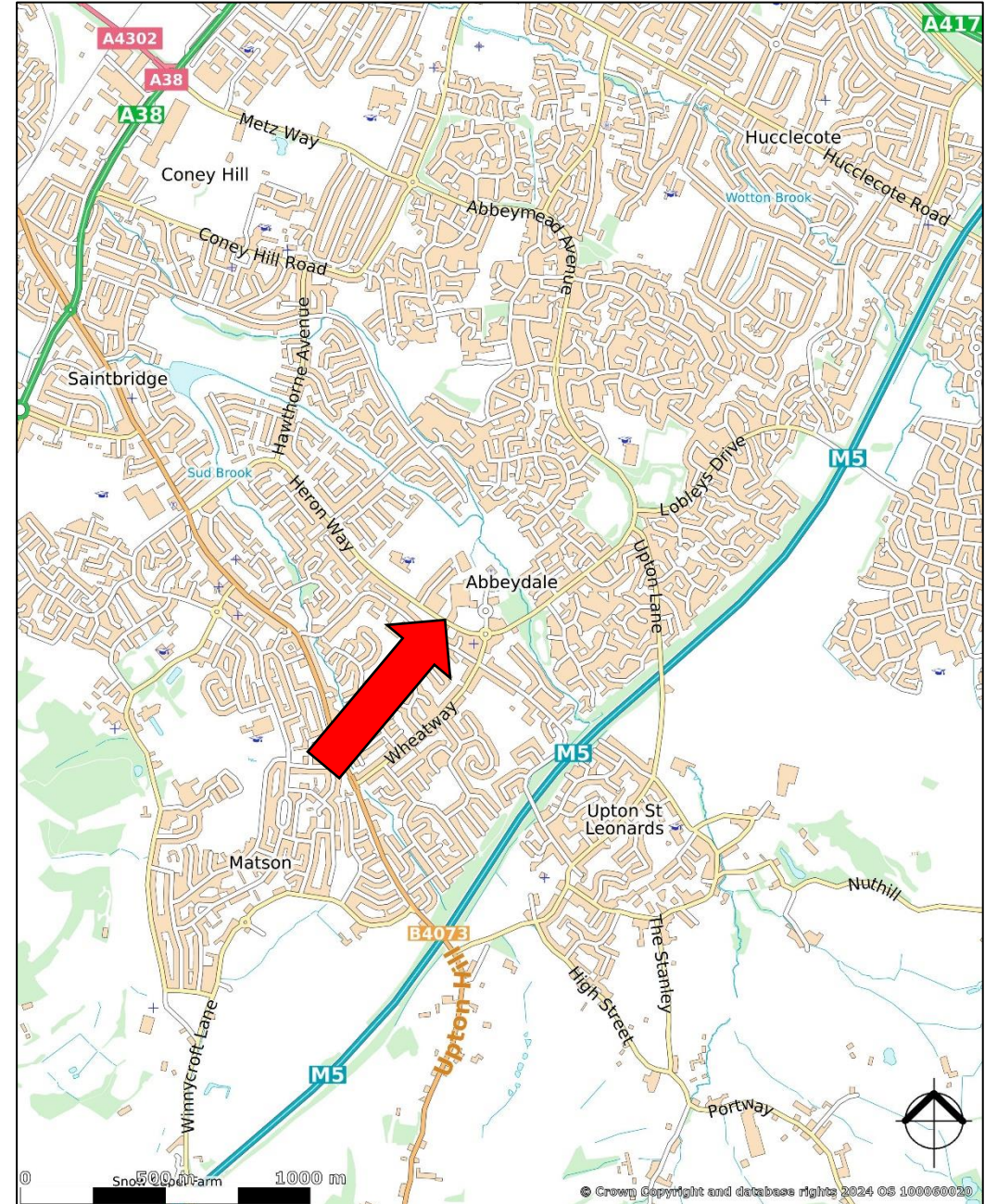


**5.5 miles
north**

Cheltenham



**9 miles
east**



Accommodation

Description

Unit 2 is a high quality unit of brick construction, beneath a mono pitched roof, with brick and glazed shopfront elevations. The unit measures approximately 1,434 Sq Ft (133.22 Sq M).

The unit is located within the centre of Abbeydale at the Glevum Shopping Centre / Retail complex, and provides excellent accommodation for Retail/Take-Away/Café uses

Terms

The unit is available to let a on new full repairing and insuring lease outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent

£40,000 per annum, exclusive of VAT.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency websites states a Rateable Value of £21,000.

Energy Performance Certificate

C:51 (valid until 13 April 2033).

Retail



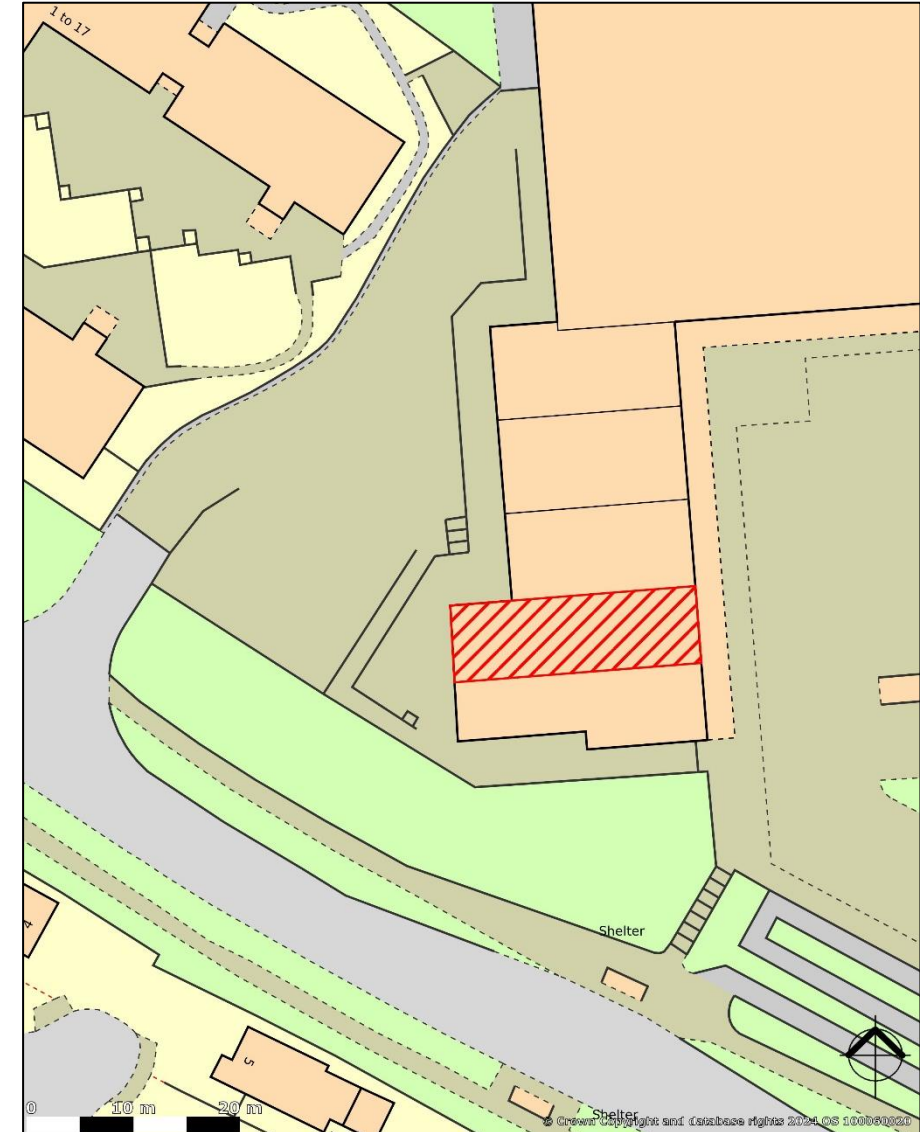
Shell specification



Glazed shopfront



Nearby Population





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Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: N99558

Date: April 2024

Subject to Contract



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Important Notice

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