

7 Long Street, Tetbury, Gloucestershire GL8 8AA



## Retail Unit

- Prominent town centre position
- Versatile space with First Floor
- New Lease available
- Available Immediately

**TO LET**  
**£18,500 PA**

## Location and Description

Tetbury is an attractive and popular market town with an affluent local catchment area. It draws visitors from throughout the UK and overseas because of its many antique shops and royal connections. The town enjoys good communication links via the A4135, A434 and A433 giving access to the nearby towns of Cirencester, Malmesbury, Nailsworth, Stroud and Dursley as well as Junctions 17 or 18 of the M4 motorway and the larger conurbations of Bath, Bristol and Swindon. Cheltenham and Gloucester can be easily reached to the north.

No 7 Long Street is a substantial period property occupying a central and prominent position in town. The property sits at the eastern end of Long Street amongst popular retail users benefitting from high footfall and passing traffic. The property is close to the main zebra crossing on Long Street and opposite a large element of free on-street car parking. The town's main car parks are also close by along with other occupiers such as French Grey, the Co-Op and Quayles café.

No 7 Long Street is a self-contained retail unit over ground and first floors together with the benefit of a basement. The ground floor is made up of the front sales area with a fully glazed frontage, high ceilings as well as large rear sales area. The first floor comprises of a landing area, bathroom and WC, and a large room to the rear suitable for a variety of uses (subject to planning) that benefits from good natural light. There is a small external courtyard to the rear that could compliment the space should it be required.

## Accommodation

The property has been measured in accordance with International Property Measuring Standards (IPMS) 2 - Retail\* and offer the following levels of accommodation:

Area (IPMS 2- Retail)	Sq. ft	Sq. m
Frontage (width)	15'4"	4.67
Ground Floor	746	69.3
First Floor	602	55.9
<b>TOTAL</b>	<b>1348</b>	<b>125.2</b>

\* All measurements approximate.

## Tenure and Rental

The property is available on an effective Full Repairing and Insuring basis by way of a service charge for a term to be agreed. The service charge is currently estimated at £600 per annum to include building insurance.

Further information regarding the likely terms available please contact the agent.

## Legal Costs

Each party will be responsible for their own costs incurred in any proposed transaction.

## Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees should satisfy themselves independently as to VAT in respect of any transaction. We understand that the property is not elected for VAT and therefore VAT will not be payable on charges due.

## Energy Performance Certificate

'E' - 109. The associated report can be provided by the agent upon request.

## Services

The retail unit benefits from mains electricity and water. Hunter French Commercial have not tested any of the services supplied and recommend that interested parties satisfy themselves that they meet their requirements and current regulations.

## Planning

We have been advised that the property has an existing use Class 'E' (commercial). We recommend interested parties direct any planning queries to the local planning department of Cotswold District Council.

## Viewing

Strictly by appointment through the Sole Agents, Hunter French Commercial. T: 01249 715775 E: commercial@hunterfrench.co.uk

