TO LET – Upper Floor Retail/ Office Space

100.100.00



93 High Street, Tewkesbury, GL20 5JZ

States and

- £7 Per Sq. Ft Exclusive
- Excellent Central Location
- 5,185 Sq. Ft potential split to create as low as 1,147 Sq. Ft (NIA)
- Accessed via High Street

www.brutonknowles.co.uk



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LOCATION

The property is prominently located in central position along the busy High Street, a popular shopping district in the town centre occupied by national retailers such as Greggs, Boots and Lloyds Bank.

DESCRIPTION

The property itself above a prime retail position along the High Street. Formerly Bupa dental care, the property provides an open plan office/ retail/ healthcare facility with private WCs and kitchen area.

The property is decorated to a good standard to include painted plasterboard walls, carpeted and ample double glazed window frontage onto the High Street.

Nearby car parks include Spring Gardens car park, Oldbury Road car park and Poundland car park.

RENT

£7 per sq. ft exclusive.

EPC

The property has an EPC rating of D-93.

PLANNING

We understand the property falls under use class E of the Use Classes Order 1st Sept 2020.

ACCOMMODATION (NIA)

Total	Sq. M	Sq. Ft
First Floor Office 1	350	3,768
First Floor Office 2	131.65	1,417
Total	481.5	5,185

RATES

We understand the rateable value to be:

Description: Dental Surgery and Premises

Rateable Value: £24,250

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

https://www.gov.uk/correct-your-business-rates

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a fully repairing and insuring lease for a term of years to be agreed.

SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

VAT

The property is <u>not</u> elected for VAT.

VIEWING

By appointment only with the sole agents Bruton Knowles.

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FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Phoebe Harmer

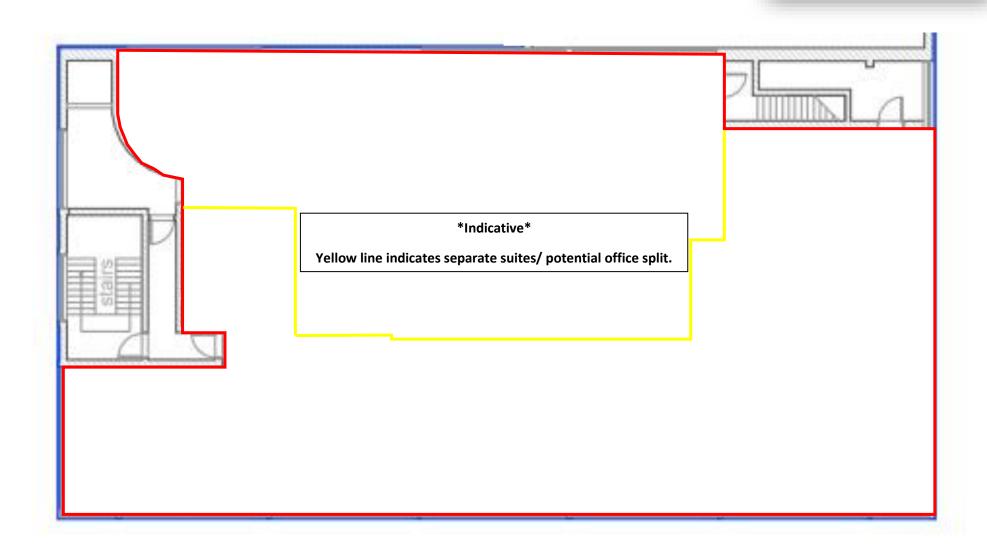
07516 507939 phoebe.harmer@brutonknowles.co.uk

Dorian Wragg

07738 103935 dorian.wragg@brutonknowles.co.uk

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise

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BK

 Bruton Knowles, Olympus House, Olympus
Park, Quedgeley, Gloucester GL2 4NF
01452 880000
 Dorian Wragg
 Phoebe Harmer

 Dorian Wragg
 Partner
 Property Assistant
 Dorian Wragg

 O7338 103935
 07516 507939
 Dorian.wragg@brutonknowles.co.uk
 Dorian Wragg

www.brutonknowles.co.uk