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**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

RETAIL/TAKE-AWAY/CAFE UNIT TO LET

**Unit 2 Glevum Shopping Centre,
Abbeydale, Gloucester, GL4 4FF**

1,434 ft² (133.22 m²)



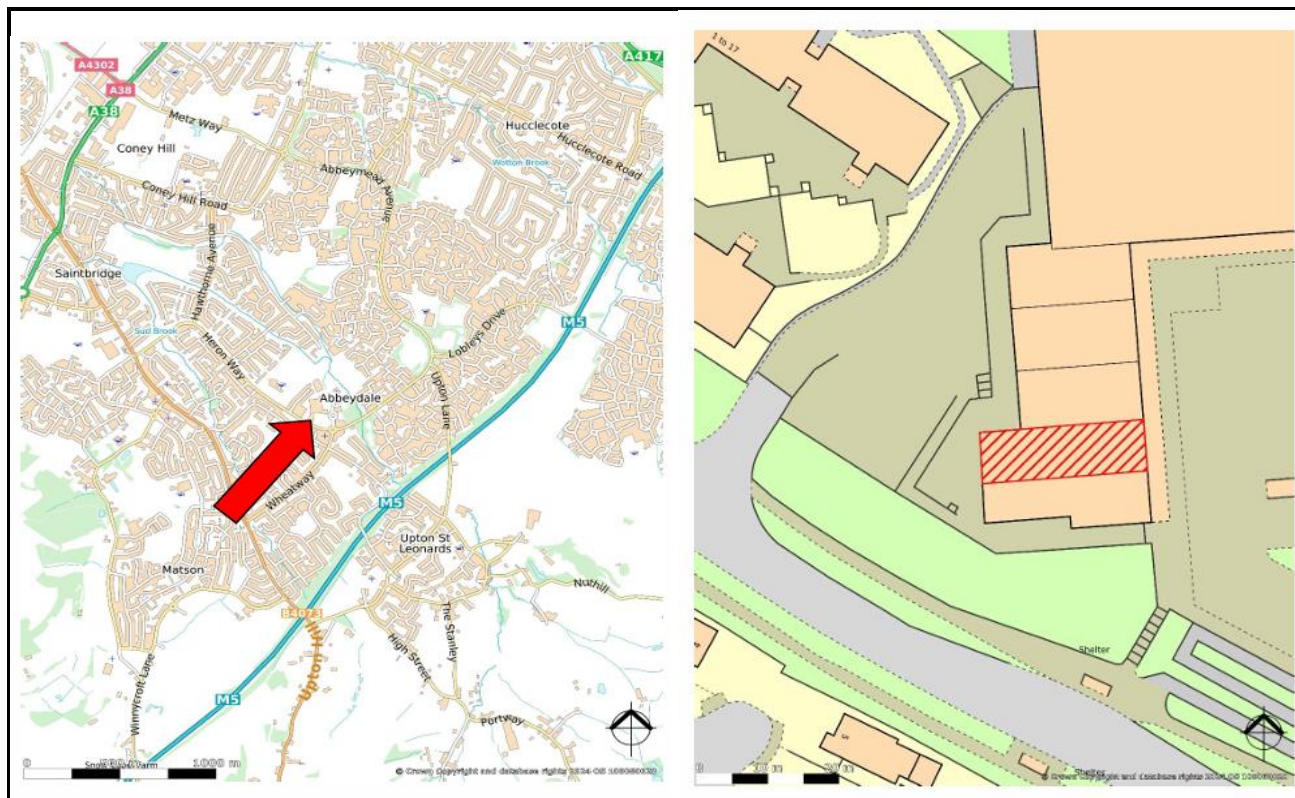
LOCATION

The Property is located within the centre of Abbeydale, at the popular and well established Glevum Shopping Centre retail complex just off Heron Way. Abbeydale is a popular residential suburb of Gloucester with good transport links.

Gloucester City Centre is approximately 3 miles to the northwest, 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 in a neighbourhood parade of retail units next to a very busy, large Morrisons Supermarket that serves the wider area.

Generous free car parking is available outside the Unit, within the Centre and there are regular public transport connections by bus.



DESCRIPTION

Unit 2 provides excellent retail and or restaurant/take-away space, beneath a mono pitched roof with brick and glazed shopfront elevations. The Unit is in shell condition ready for an ingoing tenant to fit out. There is an external bin store/yard to the rear.

AVAILABILITY

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.

BUSINESS RATES

The Property has a current Rateable Value of £21,000.

ENERGY PERFORMANCE CERTIFICATE

C:51 (valid until 13 April 2033).

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.



For more information or to arrange a viewing, please contact:

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