

hunter french

COMMERCIAL

21 Market Place, Tetbury, Gloucestershire GL8 8DD



Retail Unit

- Prominent frontage in town centre
- Recently refurbished
- Available by assignment
- Available Immediately

TO LET
from **£28,000 PA**

Corsham: 01249 715775
www.hunterfrench.co.uk
commercial@hunterfrench.co.uk

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 21 Market Place is a substantial period property occupying a central and prominent position in town. The property sits opposite the pedestrian crossing in the Market Place, amongst popular retail users benefitting from high footfall and passing traffic. The town's main car parks are also close by. The property is a self-contained retail unit across the ground and first floors, offering good natural light and vaulted ceilings. The ground floor is made up of the front sales area with a fully glazed frontage, as well as a kitchenette and store room to the rear. The first floor provides considerable double height space together with an office, additional sales area and WC.

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
Ground Floor - Front Sales	400	37.17
Ground Floor - Kitchenette / Store	94	8.7
First Floor - Front Sales	624	57.99
First Floor - Rear Sales	291	27.02
First Floor - Rear Office	159	14.79
TOTAL	1568	145.67

* All measurements approximate.

Tenure and Rental

The property is available by way of an assignment at the rent quoted. Please contact the agent for further information in this regard. A new lease may also be available by way of separate negotiation and subject to agreement.

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). We understand that the property is not elected for VAT and therefore VAT will not be payable on charges due.

Energy Performance Certificate

'C' - 74. The associated report can be provided by the agent upon request.

Services

The 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