



1 Culver Street  
Newent GL18 1DB



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## £625 Per Month

Tea Room/Resturant/Retail unit  
Available from 1st August





## AVAILABLE

1st August 2024 on an IR Lease  
Rent £625.00 PCM

## LOCATION

The property is located in a PRIME TRADING LOCATION in the HISTORIC MARKET TOWN OF NEWENT amongst other shops and businesses surrounded by a DENSELY POPULATED AND DEVELOPING RESIDENTIAL AREA.

The City of Gloucester is approximately 10 miles South, Ross-on-Wye about 7 miles to the west and the M50 motorway is about 4 miles away with easy access to the M5.

## ACCOMMODATION

The Property is a ground floor Grade II Listed Building dating back to the mid 17th century, with exposed beams and many character features, and is currently being used as a Tea Shop, know as The Buttery Tea Rooms. There are two seating areas to the front of the premises which can accommodate approximately 25 covers. There is a gallery style kitchen area, leading to a washing up room, through to a prep room and utility room with two WC's.

The furniture, cooker, stainless steel units are available by separate negotiation if required.

The Seating area is in two halves. The Reception area is approximately 13'6" x 8' with an archway to a second seating area 16'6" (reducing to 11'6") x 14'6" giving approximatley a seating area of around 273 sq ft.

## LEASE

Three year lease with a one year break clause is preferred but is open to negotiation.

The lease will be on an IR lease (Internal and Repairing)

Tenant to pay legal documentation

Tenant to pay 1/3 rd cost of Buildings insurance (approximately £200 pa)

## PLANNING/RATEABLE VALUE

The premises are currently being used as a cafe/restaurant. There has been an alcohol licence in the past. Depending on use- Interested parties should make their own enquiries with the Local Authority. Any interested parties are advised to enquire with the Forest of Dean District Council Planning Department to check the use required for their individual purpose. There are no business rates currently payable, but interested parties need to make their own enquiries.

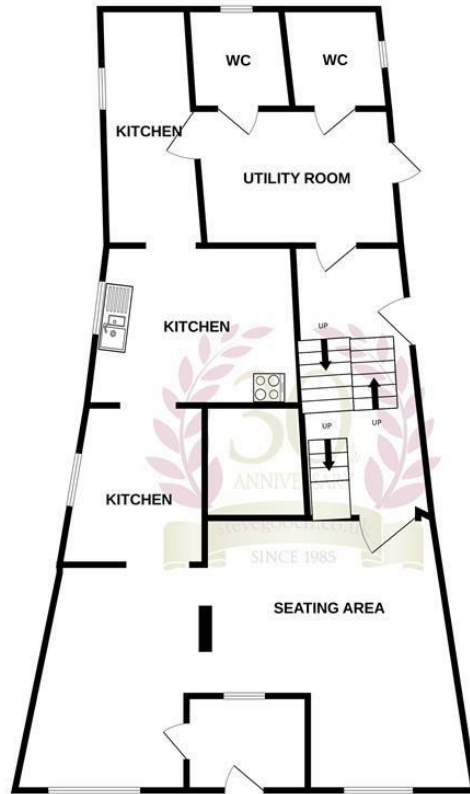
## VIEWINGS

Strictly through the Landlords Agent - Steve Gooch,  
Office Opening Hours - Monday to Friday 9.00am - 6.00pm and Saturday, 9.00am - 12.30pm.

## AWAITING VENDOR APPROVAL

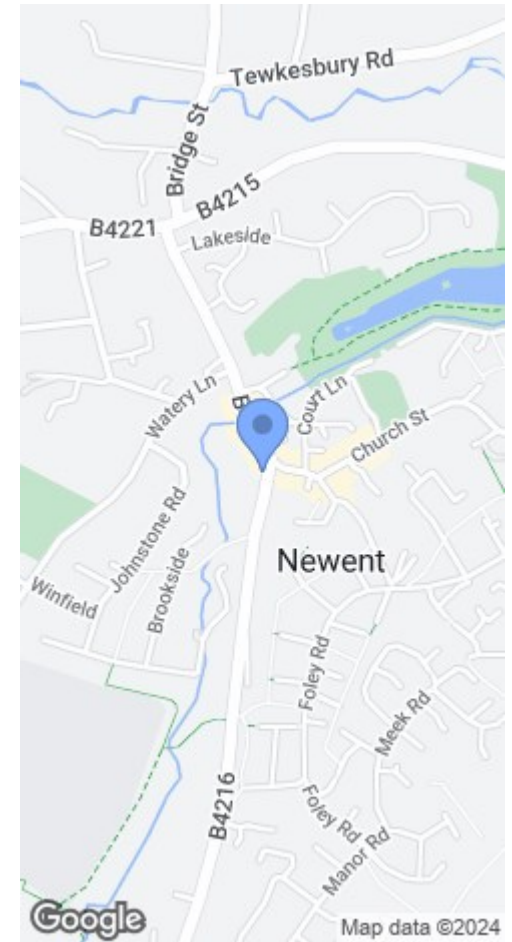
These details are yet to be approved by the vendor.  
Please contact the office for verified details.

GROUND FLOOR



TEA ROOMS

Measurements are approximate. Not to scale. Illustrative purposes only.  
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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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