



4 High Street
Newent GL18 1AN

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£495 Per Month

OFFICE PREMISES AVAILABLE TO LET ABOVE THE
STEVE GOOCH ESTATE AGENCY BUILDING ON THE
NORTHERN SIDE OF THE TOWN. ACCOMMODATION
- THREE/FOUR SEPARATE OFFICES EXTENDING TO
532 SQ FT. KITCHEN & WC





DESCRIPTION-OFFICES & PREMISES

The premises comprise of first/second floor offices including a kitchen and wc. Located in the historic Market Town of Newent close to all the local amenities including a library, doctors surgery, takeaways and the co-op supermarket, together with other shops and businesses surrounded by a densely populated and developing residential area.

Newent Town Centre also offers ample parking, a wide range of good quality retailers, Post Office, Pubs, Cafes and commercial businesses which draw in the local community and visitors alike.

LOCATION

Newent is an unspoilt Market Town with many buildings dating back to the thirteenth Century, with the Market Square dating back to 1668. The Town is located approximately 10 miles from Gloucester, 9 miles from Ross-on-Wye and approximately 9 miles from Ledbury and 4 miles from Junction 3 of the M50.

DESCRIPTION

The offices form part of premises 4 High Street, which is above Steve Gooch Estate Agents Ltd accessed at the rear via the fire escape off Lewell Street. The door

opens into an entrance hall, with a Kitchen, a reception area and an office. There are stairs to the second floor offices and wc The offices extend to approximately 532 sq ft. (NIA).

On First Floor:

Reception 11.20 x 6.35 ft

Office 1 8.88 x 14.99 ft

Kitchen area 9.5 x 12.05 ft

on Second Floor:

wc

Office 2 9.29 x 11.66 ft

Office 3 15.63 x 7.80 ft

RENT

£5940 PER ANNUM EXCLUSIVE

TENURE

Subject to negotiation.

VAT

Rent is exempt from VAT

LEGAL COSTS

Each party to bear their own costs in connection with the transaction.

DEPOSIT

A deposit equivalent to one quarter's rent. (£1,485.00)

PLANNING/RATEABLE VALUE

The rateable value should be subject to SBR Relief, however it would be the tenants responsibility to check with the Forest of Dean District Council.

SERVICES

Mains electricity, gas, water and drainage are connected to the property.

GCH

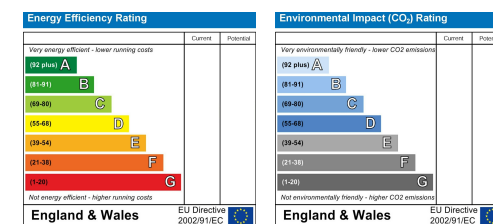
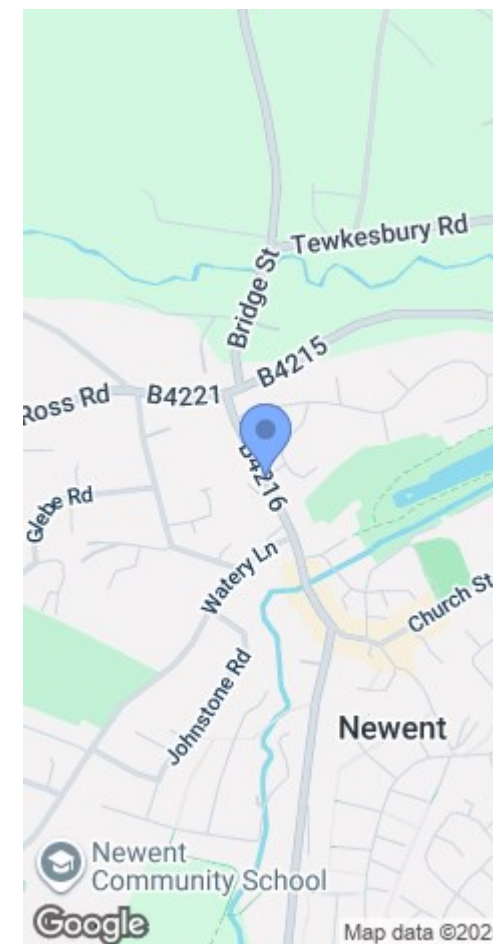
VIEWING

Strictly through the Landlords Letting Agent, Steve Gooch Estate Agents Ltd, who will be delighted to escort interested applicants to view if required. Tel 01531 822829

Office Opening Hours are 8.30 am - 6.00pm Monday to Friday. 9.00am - 5.00pm Saturday.

DIRECTIONS

The Offices are situated above the Steve Gooch Estate Agents Ltd Offices which are located opposite the Library, and opposite Watery Lane to the North of the Town.



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.



4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys