



UNITS AVAILABLE

TO LET

M SUITE 1

Fullers Court,
40 Lower Quay Street, Gloucester,
Gloucestershire, GL1 2UN

DESCRIPTION

A multi occupied premises consisting of retail shops, offices and retirement accommodation to upper floors. The property is located 15 minutes walk from Gloucester centre near to the Cathedral.

UNIT SIZE

Total Area: 1,700 sq.ft (158 sq.m).

RENT

£18,000 + VAT per annum.

BUSINESS RATES

Rateable Value: £13,000 per annum.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £2,600 + VAT.

Insurance: TBC.

ENERGY PERFORMANCE

EPC rating D. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



6

Retail Units On-Site



Allocated
parking



13,360 sq.ft

Total Area



What Three Words
will.forces.admire

FULLERS COURT

SITE PLAN

LCP.
part of **M**Core



Adam Martin

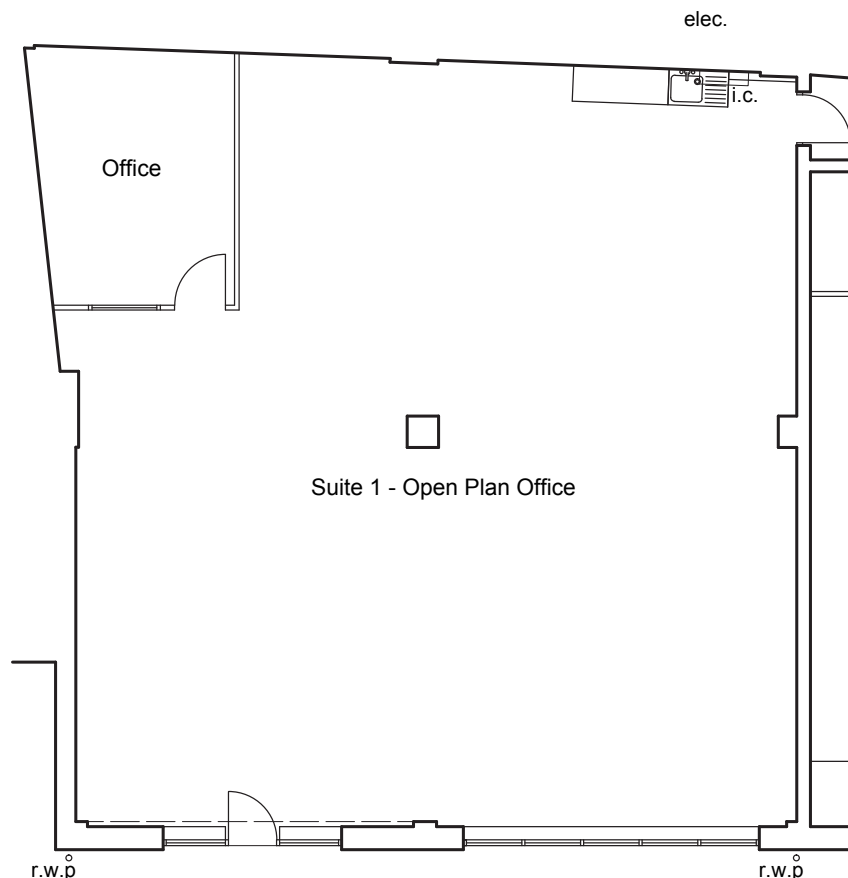
07825 091440
AMartin@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents

ASH

Simon McKeag

07737 691453
01452 300433
Simon@ashproperty.co.uk



Ground Floor Plan