



TO LET

Retail Unit 9
646 sq.ft

(60 sq.m)

M UNIT 9

Old Market Precinct
Nailsworth, Gloucestershire
GL6 0DU

Local Occupiers Include



DESCRIPTION

The property is situated in the heart of a modern town centre retail parade in Nailsworth, Gloucestershire, located opposite the bus station and principle town centre car parking.

- Public car parking nearby
- Tenants include Co-op, Badham Pharmacy, Country Quality Meats

AREAS (Approx. Gross Internal)

TOTAL	646 sq.ft	(60 sq.m)
--------------	------------------	------------------

RENT

Rent £14,950 +VAT.

BUSINESS RATES

£10,500 (£4,011 payable)

SERVICE CHARGE & INSURANCE

Service Charge: Approx £250 per annum

Insurance: £309 per annum

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Class E usage. 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.

EPC

EPC: C. Further information available upon request.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



10

Retail Units On-Site



11,961 sq.ft

Total Area



What Three Words

pythons.causes.widest

OLD MARKET PRECINCT

SITE PLAN



Adam Martin

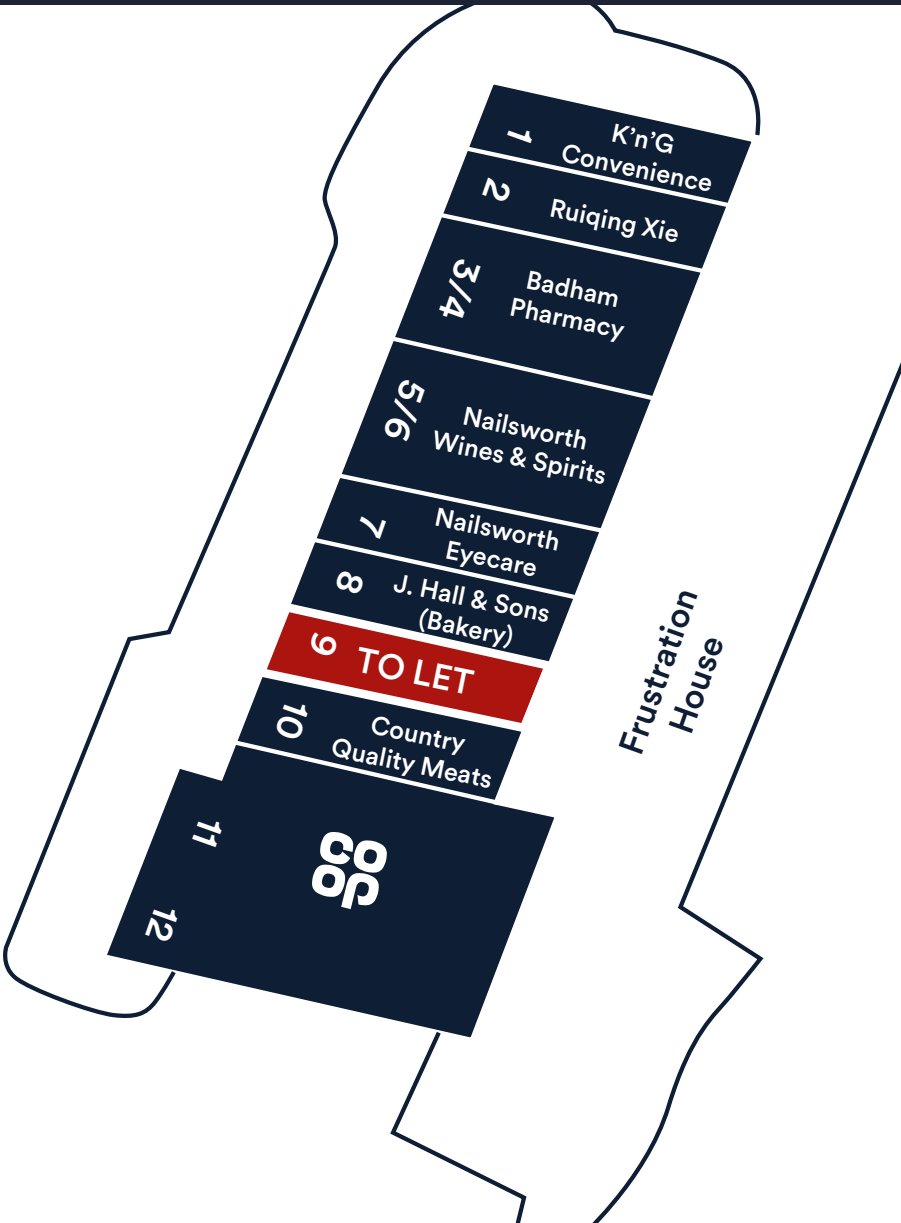
01384 400123
07825 091440
AMartin@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents:



John Hawkins

07596 764276
john@hawkinswatton.co.uk



MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pennant Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of statistical information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.ncs.org.uk/view/holding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpproperties.co.uk/uploads/real-estate/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP processes data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/real-estate/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.