



TO LET

Retail Unit 9

646 sq.ft

(60 sq.m)

Quality Bakers

The Coffee Pot

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)
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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

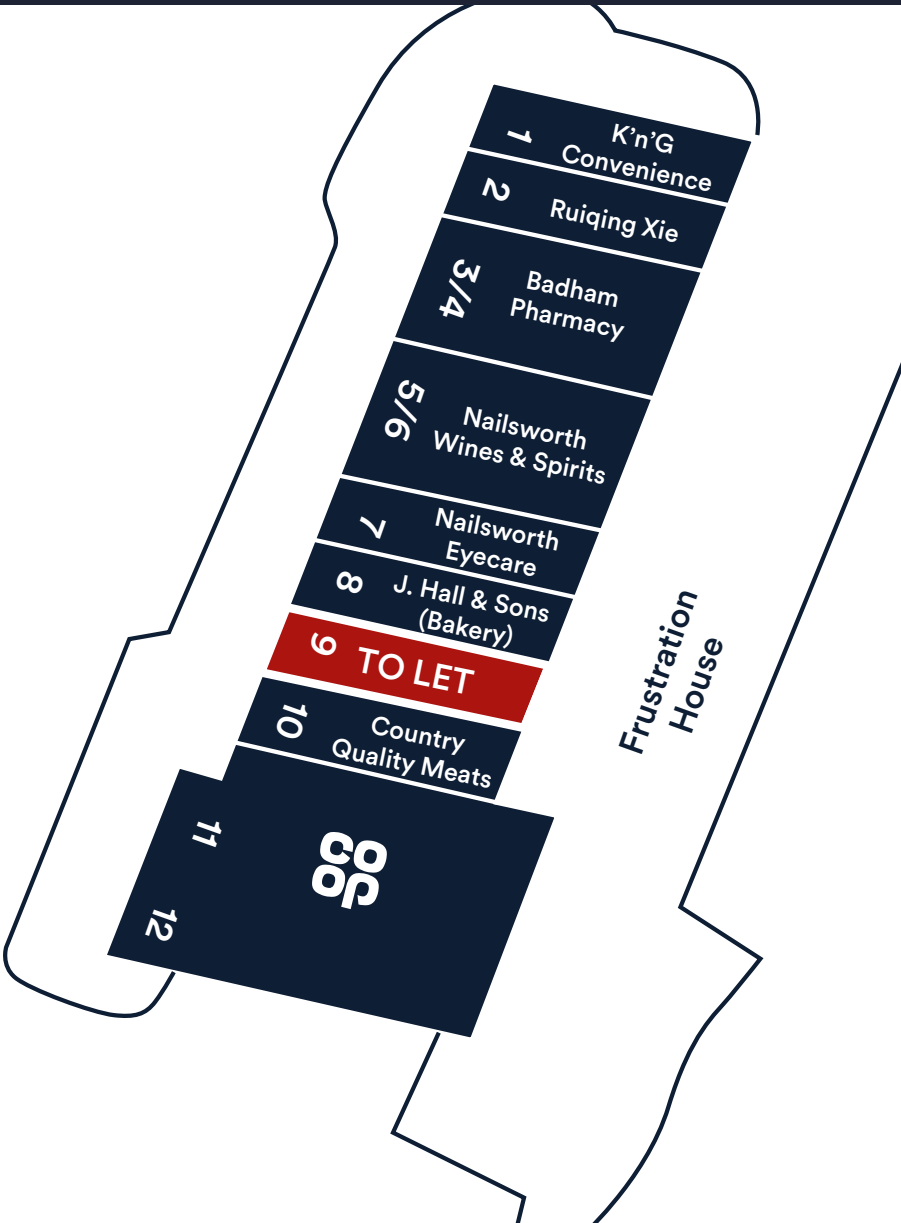
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Viewing
Strictly via prior appointment
with the appointed agents:



John Hawkins

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