

TO LET

12 Long Street ,
Tetbury, GL8 8AQ

- RESTAURANT / RETAIL OPPORTUNITY
- Retail Uses Under Class E
- Prominent Location
- Ground Floor Retail 2,125 sqft
- ADJACENT TO HIGHGROVE RETAIL SHOP
- AVAILABLE IMMEDIATELY



A Firm of Chartered Surveyors

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www.spgproperty.com



LOCATION

The popular market town of Tetbury is the second largest town in the Cotswolds and is the home of HRH Prince Charles and the Duchess of Cornwall. The town is a popular tourist attraction and draws visitors from throughout the UK and overseas.

Tetbury is home to an array of independent shops including designer boutiques, home interior design, art galleries, jewellers and gifts together with a number of high quality independent coffee shops and cafes.

Tetbury has good road links via the A4135, A434 and A433 which connect nearby towns of Cirencester, Malmesbury, Nailsworth, Stroud and Dursley. Access to both the M4 and M5 are within 45 minutes drive and give access to major South West cities such as Bristol, Bath and Gloucester.

DESCRIPTION

12 Long Street provides for a Ground Floor retail / restaurant premises within Class E adjacent to the popular Highgrove retail shop..

PRICE

£37,000pax– Guide Price

SERVICE CHARGES

A service charge is payable in respect of the common areas of 10-12 Long Street.

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

EPC CERTIFICATE

TBC

A copy of the EPC Certificate is available on request from the agents.

RATING

The Valuation Office Agency website describes the property as Shop and Premises with a rateable value of £37,250.

However, interested parties should make their own enquiries to the local billing authority, Cotswold District Authority.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMODATION

The premises are comprises ground floor retail in shell condition, unique safe room, W.C's, 3-phase electricity, Gas.

Ground Flr – 197.4 SqM (2,125 SqFt)
TOTAL AREA – 197.4 SqM (2,125 SqFt)

INSPECTIONS & FURTHER VIEWING

Viewings strictly by prior appointment with the sole agent:

Spencer Gower MRICS
SPG Property Ltd

Unit 9, Cirencester Office Park
Tetbury Road
Cirencester GL7 6JJ

Tel: 01285 425808
spencer@spgproperty.com

VIRTUAL TOUR

Please click [HERE](#) for a Virtual Tour of the premises.

Disclaimer

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither SPG Property nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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