



## TO LET

224 SQ FT  
(20.81 SQ M)

£650 PER MONTH

- Approx 224 sq ft with a parking space
- New tenancy available

Attractive ground floor  
lock up shop/office

## Summary

Available Size	224 sq ft
Rent	£650 per month
EPC Rating	Upon enquiry

## Location

The property is prominently located on Long Street in the heart of Wotton-under-Edge's prime retail pitch.

The property is situated close to Lloyds Bank and The Co-op as well as a wide variety of independent retailers, restaurants and cafes.

## Description

The available premises comprise of a ground floor self-contained lock-up style retail unit, that has been decorated internally to a high standard and was previously used as an office. The property benefits from the use of one parking space.

## SERVICES

We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

## RATINGS

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## TERMS

The property is available by way of a new lease for a term of years to be agreed at commencing rental of £650 per month, exclusive.

## EPC

The property has an EPC rating of D and the Certificate can be viewed via the following link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8609-7619-3208-0152-9861>.

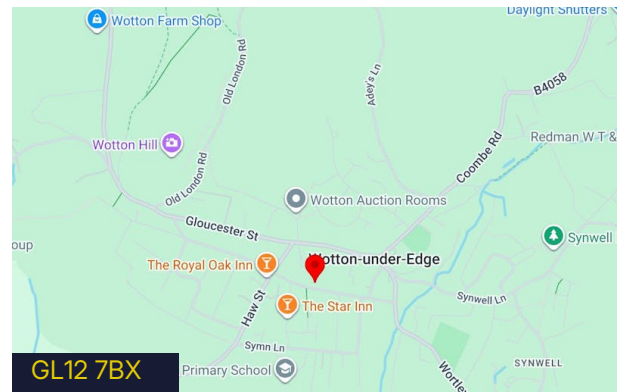
## COSTS

Each party will be liable for their own legal costs of the transaction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	224	20.81
<b>Total</b>	<b>224</b>	<b>20.81</b>



## Viewing & Further Information



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