



POTENTIAL FOR A VARIETY OF USES





# 96 Insley Gardens, Gloucester

**Self-contained retail/office unit situated in a popular neighbourhood with potential for a variety of uses.**

## Location

The property is situated in a neighbourhood shopping parade fronting, but set back from Insley Gardens in Hucclecote which is an established residential area just off one of the principle arterial routes into the City Centre and within some 3 miles from the M5.

## Description

The property comprises the ground floor of an end terrace two storey building constructed of solid brick under a pitched roof; there is a single storey section to the rear.

The accommodation comprises a reception area with fully glazed frontage with a range of rooms, a kitchen point and WC facilities to the rear.

It has been finished to a high specification with laminate floors, painted plastered ceilings and walls, air conditioning in part, a combination of Cat 2 and LED lighting and gas fired central heating. A number of the rooms have basins and a telephone system has also been installed.

There is a car park to the rear of the property and on-street parking in the immediate area.

## Accommodation

The approximate areas are as follows:

Net internal area:	60.31 m <sup>2</sup>	649 ft <sup>2</sup>
Gross internal area:	86.86 m <sup>2</sup>	935 ft <sup>2</sup>

## Rates

The Rateable Value appearing on the Valuation office Agency website is £4,750. Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

## Planning

The property has previously been used for general retail and as offices which fall within Class E of the Use Classes Order 1987.

## Terms

The property is offered by way of a new lease for a term to be agreed.

## Rent

£12,000 per annum.

## EPC

The property has an EPC Rating of D-94.

## VAT

The property is not elected for VAT.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.





# 96 Insley Gardens, Gloucester





# Request a viewing

For further information or to request a viewing, please get in touch

## Key contacts



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