

**TO LET**

**LIGHT INDUSTRIAL WORKSHOP  
OR  
WAREHOUSING**

**660 sq. ft. (61.31 sq. m.)**



**UNIT 3 ALMA TERRACE  
THERESA STREET  
BRISTOL ROAD  
GLOUCESTER GL1 5PY**

**01242 255242**

[www.spacharteredsurveyors.com](http://www.spacharteredsurveyors.com)

## DESCRIPTION AND LOCATION

The lockup single storey garage premises measure 32'6" x 21'6" having concrete floor, painted block walls and mono-pitch sheet asbestos roof with an eaves height rising from 8'10" to 11'0". Also fluorescent strip lighting and separate WC with wash hand basin and electric water heater.

The unit is located a few yards off the Bristol Road, approached via Alma Terrace, linking to Theresa Street. The unit outlined in red on the attached floor and coloured pink on the site plans.

## SERVICES

Mains drainage, water and electricity are connected to the unit. There is a wall mounted industrial gas fired warm air space heater. Please note the fittings have not been tested for their serviceability or suitability.

## LEASE

A new tenant's repairing lease is available for a term expiring **30<sup>th</sup> October 2022**, at the commencing rent of **£4,500 p.a.** payable quarterly in advance exclusive of rates. The tenant will be given a rolling right to break at any time by giving not less than 6 months' notice.

## RATING

The Rateable Value is **£3,200.00** The Uniform Business Rates payable for 2018/2019 is **£1,536.00**. During the current financial year where the tenant qualifies for Small Business Rates Relief, a nil charge is applicable. All applicants should check whether they qualify for Small Business Rates Relief by contacting Gloucester City Council Tel 01452 396396.

## DEPOSIT

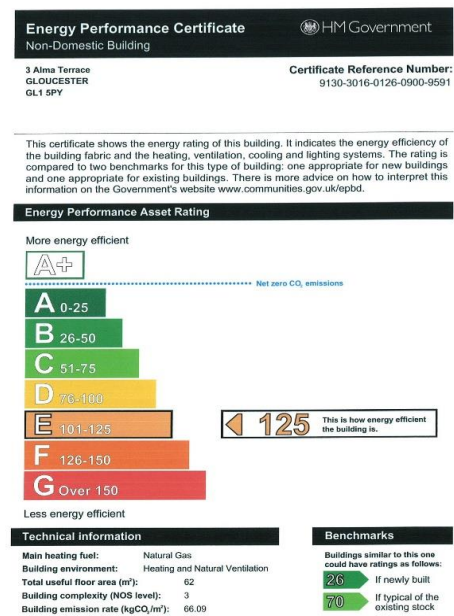
£500.

## TENANT'S LEGAL COSTS CONTRIBUTION

£350.00 plus VAT.

## VIEWING

Strictly by prior appointment with the sole letting agents SPA Chartered Surveyors on:  
Tel no (01242) 255242.  
Email: [harry@spacharteredsurveyors.com](mailto:harry@spacharteredsurveyors.com)  
Website: [www.spacharteredsurveyors.com](http://www.spacharteredsurveyors.com)



N.B. Please note that Messrs Simon & Harry Pontifex have a family interest in this property.

SPA/257/hjp/61140/06.08.2018

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