ESTATE AGENTS • LETTING AGENTS • VALUERS • SURVEYORS

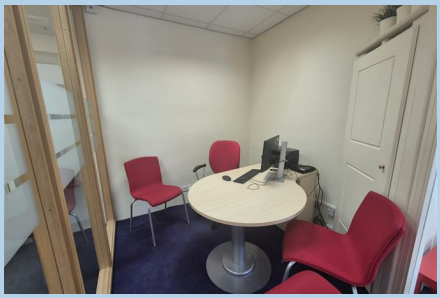
Bennett Jones PARTNERSHIP

6 Market Place, Berkeley, GL13 9BB

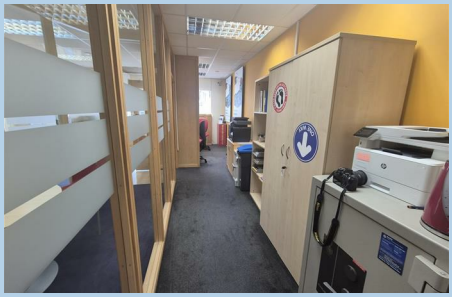
£6,500 Per Annum













Centrally located office/retail unit, popular Historic town centre, approximately 46 sq m, attractive bay fronted display window, main office, private office, kitchen and cloakroom/WC, available for new lease with flexible terms. Energy rating C.

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The Property Ombudsman
propertymark

6 Market Place, Berkeley, GL13 9BB

SITUATION

This well located office/shop is located in Berkeley town centre. The town is famous for its Jenner Museum and Castle and provides a number of local retailers along with primary school. Close at hand are a number of country walks including the Deer Park and the adjoining Berkeley Vale countryside. The town has a range of local retailers including pharmacy, hardware store and bakery. Travelling to the larger centres of Gloucester, Bristol and Cheltenham is made accessible via the A38 and M5/M4 motorway network.

DESCRIPTION

This centrally located office/shop has been trading as a Building Society for a number of years and is well fitted and could be used for a number of uses including offices and retail. The property is accessed via a part glazed front door with large bay display window to the front of the main shop/office area. There is an adjoining office or interview room and inner hall leading to the kitchen and separate WC. The property is in the main shopping area for the town and must be seen to be fully appreciated.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

MAIN OFFICE 5.29m x 5m including door (17'4" x 16'4" including door)

Part glazed front door, night storage heater, bay window to front.

INNER OFFICE/INTERVIEW ROOM 3.3m narrowing to 2.17m x 2.24m (10'9" narrowing to 7'1" x 7'4")

INNER HALLWAY WITH GLAZED SCREENS 3.35m x 1.71m (10'11" x 5'7")

With air conditioning unit.

KITCHEN 2.33m x 1.75m (7'7" x 5'8")

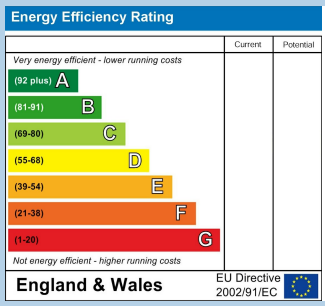
Sink unit with cupboards under.

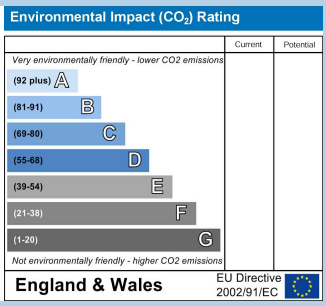
CLOAKROOM

Electric panel radiator, sink unit, WC, electric water heater.

AGENT NOTES

Energy rating: C
Rateable Value: £8,400 per annum.
Lease Term: new five year lease is available at a rent of £7,500 per annum on full repairing and insuring lease with terms subject to negotiation.
The premises is used as a Building Society and is suitable for a number of retail and office uses.
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information





MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors. None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.