

# 9 Old Market

Nailsworth, Stroud, GL6 0DU

**HW** Hawkins  
Watton



## TO LET

188 TO 658 SQ FT  
(17.47 TO 61.13 SQ M)

**£15,000 PER ANNUM**

Ground floor self-  
contained retail unit

- Situated on popular parade in centre of Nailsworth
- New lease available for immediate occupation

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## Summary

Available Size	188 to 658 sq ft
Rent	£15,000 per annum
EPC Rating	Upon enquiry

## Location

The property is prominently situated on a popular parade of shops in the centre of Nailsworth. Nailsworth is a well regarded affluent South Cotswold market town with a wide range of independent retailers and restaurants. Situated on the A46 (Bath Road), Nailsworth is easily accessible from the larger centre of Stroud and Cirencester as well as the M5 and M4 motorways.

## Description

The premises comprise of a ground floor only self-contained retail unit, consisting mainly of front sales/retail space with ancillary stores and WC to rear.

## 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 at a commencing rental of £15,000 p.a. exclusive, for a term of years to be agreed.

## EPC

The property has an EPC rating of C and the Certificate is available via the link: <https://find-energy-certificate.service.gov.uk/energy-certificate/9329-4253-6984-0110-8996>.

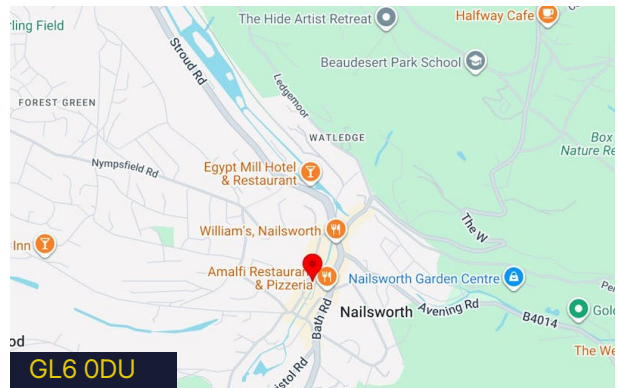
## COSTS

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 - sales	470	43.66
Ground - stores	188	17.47
<b>Total</b>	<b>658</b>	<b>61.13</b>



## Viewing & Further Information



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