

TO LET Retail Unit

Instore unit, Morrisons Superstore, Metz Way, Triangle Way
Gloucester GL1 1AH



Contact

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Description

The unit is inside a 69,000 sq ft **Morrisons** superstore located on Metz Way just off the busy A38 Eastern Avenue. Nearby occupiers include **Screwfix, Currys, Farmfoods, McDonalds, Lidl** and **Halfords**.

The superstore also benefits from a large car park and petrol filling station.

The unit is prominently located adjacent to the Morrisons Café, customer assistance kiosk and self-scan checkouts.

Accommodation

The units comprise the approximately following floor area:

	Sq m	Sq ft
Instore unit	55.10	593

Terms & Tenure

The unit is available to let by way of a new effective internal repairing and insuring lease for a term of years to be agreed, outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Quoting £21,000 per annum inclusive of service charge, building insurance costs and business rates.

Rating

The unit is not currently subject to a separate rating assessment. However, should the premises become separately assessed, the tenant will become responsible for the rates payable.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

EPC

Energy Performance Asset Rating is to be confirmed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

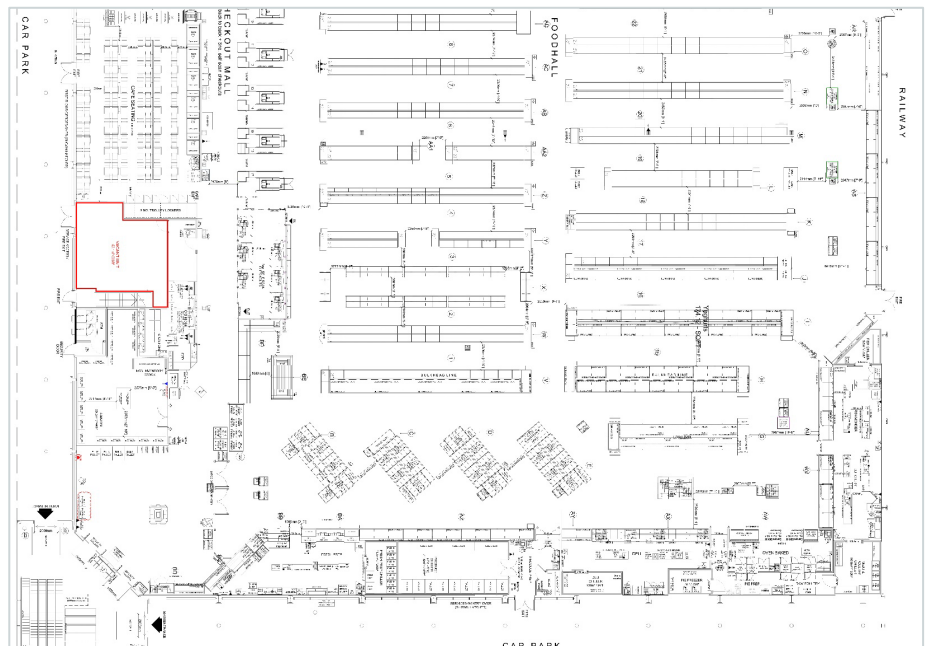
Viewings

Strictly by appointment with the sole agent.

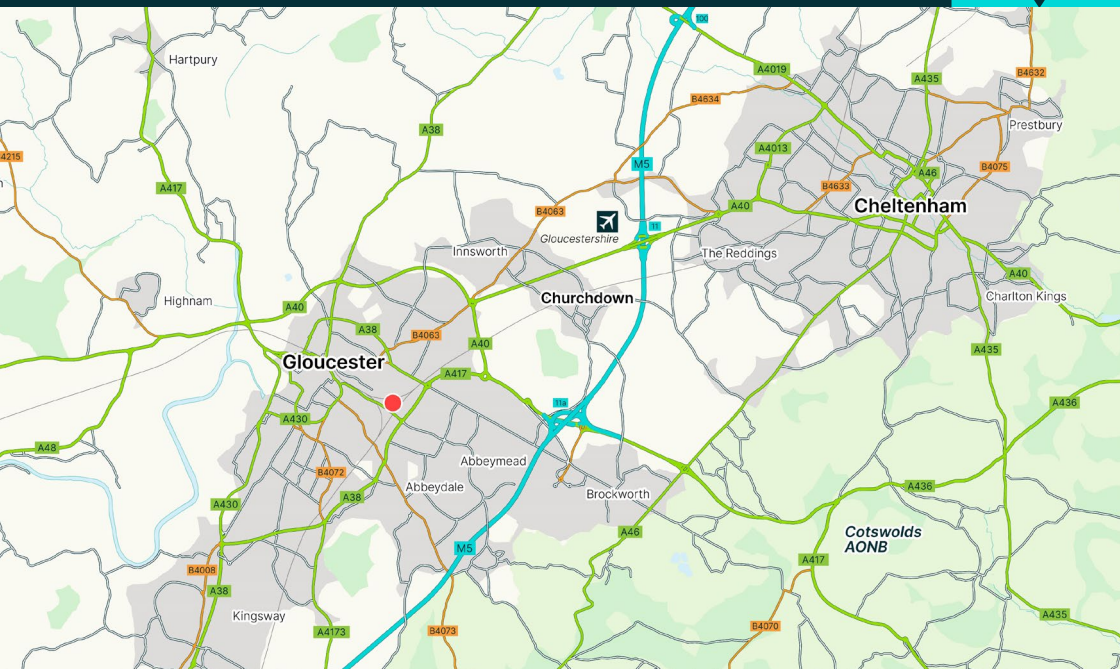
Instore retail unit

£21,000 per annum exclusive

Available for immediate occupation



£21,000 per annum



For further details contact:
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