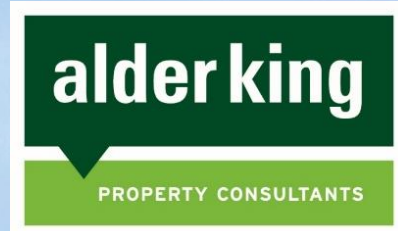


# RETAIL SHOP TO LET



**16 Market Place**  
**Berkeley**  
**Gloucestershire**  
**GL13 9BD**



- High Street Retail Shop (Former NatWest Bank)
- To Let / New Lease Available
- Available Immediately
- Ground Floor Approx 1,968 Sq Ft (182.80 sq m)



# Location

The property is situated in a prominent position along the High Street (Market Place), which is central to the historic Cotswold market town of Berkeley.

Close by access is provided to Bristol and Gloucester via the M5 Motorway at Junctions 13 and 14, which provide further links in the south to the M4 for Bath, Swindon and South Wales, and Worcester, Birmingham and the M6 in the North

**M5  
Junction  
13**



**8 miles**

**M5  
Junction  
14**



**5 miles**

**Gloucester  
City Centre**



**21 miles**



# Accommodation

## Description

The property comprises a ground floor shop within an attractive Grade II Listed detached property, formerly occupied by NatWest Bank.

The ground floor retail shop offers potential for a variety of different commercial uses, subject to planning.

The ground floor comprises a retail / sales area, offices and stores, two strong / safe rooms, WCs and a kitchen/staff room.

## Terms

Available to let on a full repairing and insuring terms to be agreed.

## Rent

£25,000 per annum exclusive.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

## Floor Area

Area	Sq ft	Sq m
Ground floor	1,968	182.80

### Retail



### Kitchenette



### WC facilities







# Services | Rates | VAT

## Services

We are advised that all main services are connected to the premises, and the building is heated by a gas central heating system. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Gloucester City Council.

## Business Rates

The Valuation Website states that the property has a Rateable Value of **£7,200**.

Interested parties should make their own enquiries to Stroud District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

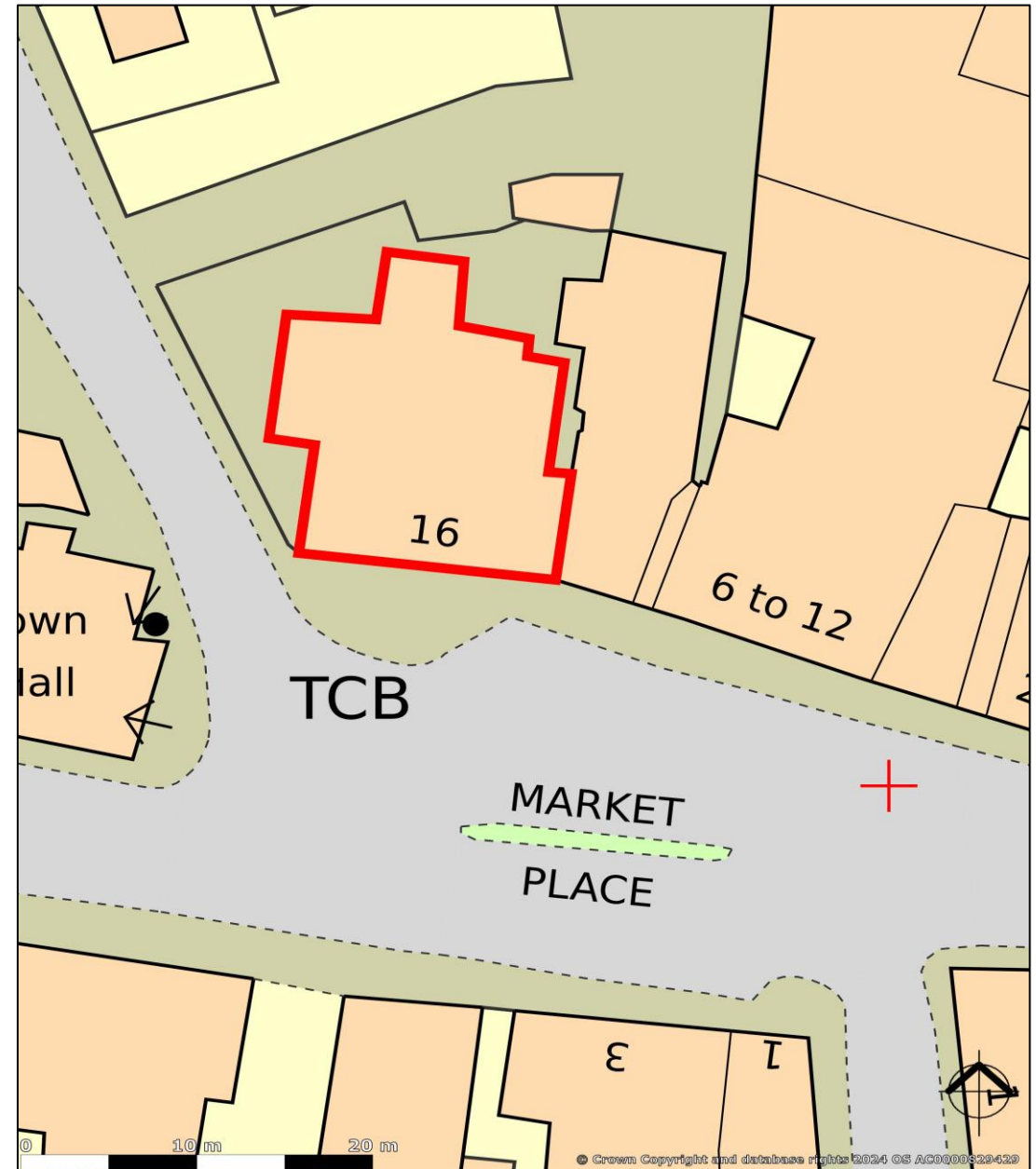
Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References and Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.





# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



## Alder King Property Consultants

Brunswick House,  
Gloucester Business Park,  
Brockworth,  
Gloucester GL3 4AA

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

**AK Ref:** N100489

**Date:** September 2024

**Subject to Contract**



## Giles Nash

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## Important Notice

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### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



alder king

PROPERTY CONSULTANTS

