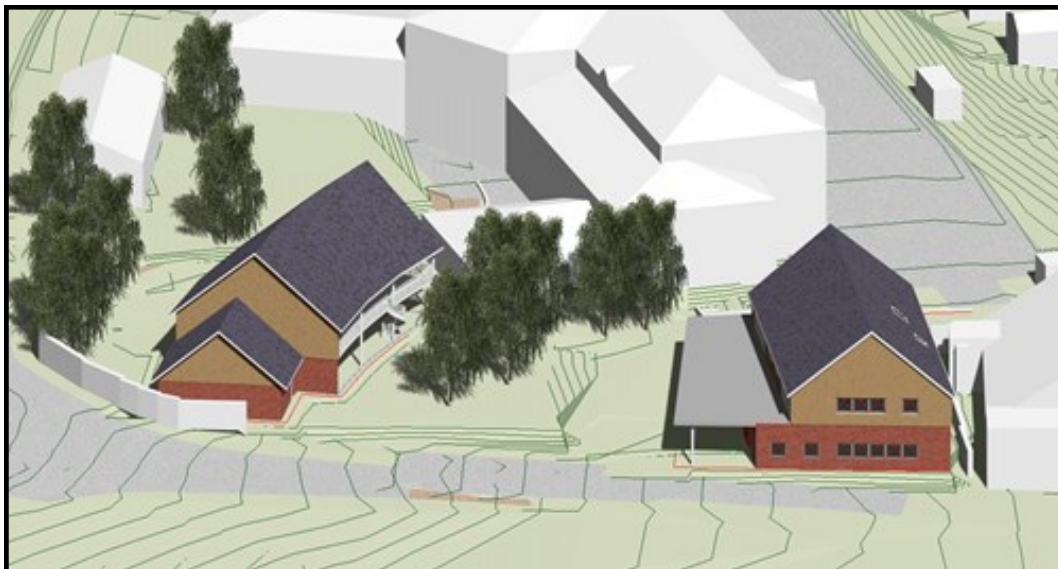


Foxglove Gardens

Unit 1 - 3 Foxglove Gardens, High Street, Coleford, GL16 8FH



Commercial Premises Information

Premise Information



All premises will be available on a Flexible Lease Term & potential 'Rent Free' period is negotiable

	Size (Square Metres)	Size (Square Foot)	Rent* (PCM)	Business Rates (indicative rateable value)
Unit 1	72	775	£969.00	Pending**
Unit 2	74.7	804	£1005.00	Pending**
Unit 3	80.4	865	£1081.00	Pending **

Please note, each party will be responsible for their own legal fees involved in the transaction

**Excludes VAT*

***The units are currently awaiting formal assessment*

Services & Fittings:

Each premises will be supplied with the following by the landlord (FoDDC):

- Electric Heating (please note, there is no gas supply to the site)
- Lighting
- Sockets
- Standard Ventilation
- Fire Alarms and Escape Equipment
- Sanitary Ware, Grab Rails to WC's

All premises will be pre-fitted with the following services:

- Mains Water
- Drainage
- Electricity
- Telecommunications (Fibre Capability)

Upon agreed tenancy of units 1 & 2, the following will be required to be fitted by the tenant:

- Floor Finishes (approx. 11mm thickness allowed)
- Internal Fixtures and Fitting
- External Fascia Signage***

Upon agreed tenancy of unit 3, the following will be required to be fitted by the tenant:

- Floor Finishes (approx. 11mm thickness allowed)
- Internal Fixtures and Fitting
- External Fascia Signage***
- Commercial Ventilation/ Extraction Fans, Kitchen Equipment***

****Landlord and Planning Approval Required*

Further information:

Register Your Interest

- regeneration@fdean.gov.uk ☎ 01594 810000

Planning Queries (FoDDC Planning Department):

- Planning@fdean.gov.uk ☎ 01594 810000

Fitting Out Queries (Building Control):

- building.control@fdean.gov.uk ☎ 01594 810000

Food Safety & Licensing Queries (Environmental Regulatory Services):

- ERS@2020partnership.uk ☎ 01594 810000