





9 Worcester Street

Self-contained retail unit situated close to the City Centre. Potential for a variety of uses.

Location

The property is situated on the northern side of Worcester Street a short distance from the junction with Northgate Street and within 1/4 mile of Gloucester Cross, which is traditionally regarded as the City Centre. The property is situated in an area of mixed commercial and residential use.

Description

The property comprises a three storey Grade II Listed building of brick construction under a pitched tiled roof which is protected by a parapet wall.

The accommodation comprises a retail area to the front and further retail to the rear along with kitchen, storage and WCs facilities. The shop has been refurbished and benefits from a

fully glazed frontage, painted plastered ceilings and walls, laminate floors and it is lit by strip lighting.

There is on street parking located to the front of the property.

Accommodation

(Approximate net internal area)

Front retail	15.11 m2	(163 ft2)
Rear retail	13.13 m2	(141 ft2)
Kitchen	5.84 m2	(63 ft2)
Basement storage	18.15 m2	(195 ft2)
Total	52.23 m2	(562 ft2)

Rating

The Rateable Value listed on the Valuation Office Agency website is £5,200. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Class E of the Use Classes Order 1987.

Terms

The property is offered by way of a new lease for a term to be agreed.

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Rent

£8,000 per annum exclusive.

Energy Performance Certificate

EPC Rating D-87.

VAT

The property is not applicable for VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.






Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

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Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

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