





6 & 7 Market Parade

Self-contained retail units directly opposite Gloucester’s newest development, The Forum. Potential for a variety of uses.

Location

The properties are prominently located on Market Parade in the Kings Quarter redevelopment which includes The Forum, offering over 100,000 sq ft of Grade A office space, along with modern apartments, retail units, and leisure facilities. It is also a short distance from the University of Gloucestershire’s new City Campus, and the Bus and Railway Stations are within 200 metres.

Description

The properties comprise 2 self-contained retail units with fully glazed frontages; No. 6 has previously been used as a café and No. 7 for general retail.

The accommodation in each is over 2 floors and comprise retail areas at the front with ancillary space to the rear and at mezzanine level.

Accommodation (approx. net internal areas)

Unit	Ground Floor	Mezzanine	Total	Rent (pax)	Rateable Value (*) From April 2026
6	77.2 m2 (832 ft2)	26.1 m2 (281 ft2)	103.3 m2 (1,113 ft2)	£15,000	£14,500
7	77.2 m2 (832 ft2)	26.1 m2 (281 ft2)	103.3 m2 (1,113 ft2)	£15,000	£13,500

The specifications include painted plastered walls, suspended ceilings with inset spotlights and wooden floors.

Several of the previous occupier’s fixtures remain in No. 6 including an extraction system and elements of the former commercial kitchen.

Rates

(*) Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Within Class E of the Use Classes Order 1987. The premises are to be used solely as a sit-down restaurant. Takeaway, delivery-only, or hot food takeaway uses will not be permitted.

Terms

The properties are offered by way of new leases for a term to be agreed.

Service Charge

A charge will be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

Energy Performance Certificate

EPCs are being prepared.

VAT

The properties are registered for VAT.

Legal Costs

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





6 & 7 Market Parade





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

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

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

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.

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 ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

