





# 104 Northgate Street, Gloucester

**New self-contained retail unit located a short distance from The Forum a new development which includes a new hotel, offices, apartments and multi-storey car park.**

## Location

The property is prominently located at the northern end of Northgate Street at its junction with Spread Eagle Road. Northgate Street links with Bruton Way, which forms part of the City's inner ring road, allowing easy access to and from the City centre. Nearby occupiers include British Heart Foundation and Cash Converters.

## Description

The property will comprise a self-contained retail unit with fully glazed aluminium framed frontage to Northgate Street. There is a second pedestrian access to the side.

The unit will be completed to a shell, with water, drainage and electric supplies but no gas.

## Accommodation

(Approximate net internal area)

55.47 m<sup>2</sup> (597 ft<sup>2</sup>).

## Rating

The property will need to be assessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Consent has been granted for Class E of the Uses Classes Order 1987 but may suit alternative uses subject to the necessary consent being obtained. The property is not Listed however does lie within a Conservation Area.

## Terms

The property is offered by way of a new lease for a term to be agreed. Consideration will also be given to the sale of a long leasehold interest.

## Rent

£10,500 per annum exclusive.

## Service Charge

A charge will be levied to the tenant to cover the costs associated with maintaining the common parts of the property. Further information is available from the agents.

## Energy Performance Certificate

An EPC will be prepared at completion.

## VAT

Under the Finance Acts 1989 and 1987, VAT may be levied on the rent. We recommend that prospective tenants establish the VAT applications before entering into any agreements.

## 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



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