







# 59 Eastgate Street

**Self-contained Office Building providing accommodation over 3 floors with potential for a variety of uses, subject to the necessary consents being obtained.**

## Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road.

The property is situated on the south side of Eastgate Street, close to its junctions with Clarence Street and Brunswick Road approximately 400m from Gloucester Cross, being on the edge of the main shopping area, comprising the pedestrianised part of Eastgate Street and Kings Walk.

## Description

The property comprises a three-storey mid terrace buildings of concrete frame construction with brick elevations under a flat roof.

The accommodation comprises an open plan office/retail area and storage cupboard on the ground floor with further offices, a staff room and WC facilities on the upper floors.

The office specification includes mainly carpeted floor coverings, emulsion painted walls and ceilings with ceiling mounted lighting.

There are wall mounted electricity, computer, and telephone points together with electric storage heaters.

There is a large enclosed yard to the rear.

## Accommodation

Approximate net internal floor areas.

Ground Floor	146.89 m <sup>2</sup>	(1,581 ft <sup>2</sup> )
First Floor	64.15 m <sup>2</sup>	(690 ft <sup>2</sup> )
Second Floor	64.49 m <sup>2</sup>	(694 ft <sup>2</sup> )
<b>Total</b>	<b>275.53 sq m</b>	<b>(2,964 sq ft)</b>

## Rates

The Rateable Value appearing on the Valuation Office website is £23,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

The property has been used as offices within Class E (previously Class B1) of the Use Classes Order 1987. The property lies within a Conservation Area.

## Terms

The property is offered freehold with vacant possession.

**Price – Offers over £330,000.**

## EPC

The property has a Rating of B-42.

## VAT

The property is not elected 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

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