





# 43 Northgate Street

**Prominent retail premises located within the City Centre, opposite the new University of Gloucestershire City Campus and a short distance from The Forum.**

## Location

The property is located on Northgate Street which 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 Savers, TK Maxx and Coffee #1.

## Description

The property is a three-storey building of traditional brick construction under a pitched tiled roof comprising ground floor retail space with a meeting room to the rear and further offices and staff facilities on the upper floors. Internally the property benefits from carpet flooring, a mixture of LED lighting and fluorescent strip lights and suspended tiled ceilings.

Externally there is a rear courtyard with external access provided down the side of the building and from the rear hallway.

## Accommodation

(Approximate net internal area)

Ground Floor	41.58 m2 (447 ft2)
First Floor	22.13 m2 (238 ft2)
Second Floor	25.51 m2 (275 ft2)
<b>Total</b>	<b>89.23 m2 (960 ft2)</b>

## Rating

The Rateable Value listed on the Valuation Office Agency website is £10,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

The property has been used as a banking hall which now falls within Class E of the Uses Classes Order 1987 but may suit a variety of 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.

## Rent

£14,400 per annum exclusive.

## Energy Performance Certificate

The property has a Rating of E.

## 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.





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# Request a viewing

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

## Key contacts



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