





14 Westgate Street, Gloucester

Grade II* Listed Building with 2 floors of retail accommodation which have been refurbished throughout. Potential for a variety of uses, subject to the necessary consent being obtained.

Location

The property is situated in a prominent position on Westgate Street at the junction with St Johns Lane, close to the Cathedral and approximately 50m from Gloucester Cross. Occupiers in the immediate area include McDonalds, The Works, and there are several banks and building societies. Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

Description

The property is a Grade II* end of terrace building of brick construction with stone dressings under a pitched hipped slate roof.

The available accommodation is on the ground and first floors and includes a retail area with fully glazed frontage on the ground floor with further retail space and WC at first floor level.

Period features within the property include decorative plasterwork on the first-floor ceiling dating from the 17th Century which are a rare and important survival.

The property has been refurbished throughout.

Accommodation

Approximate net internal area

Ground Floor	28.45 m2	(306 ft2)
First Floor	46.15 m2	(497 ft2)
Total	74.60 m2	(803 ft2)

Rating

The Rateable Value will need to be re-assessed. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has recently been used within Class E (previously Class A1) of the Uses Classes Order 1987 but may suit alternative uses subject to the necessary consent being obtained.

It is Grade II* Listed and lies within a Conservation Area.

Terms

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

Rent

£17,000 per annum exclusive.

Service Charge

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

VAT

The property is not elected for VAT purposes.

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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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.

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