

4 College Street, Gloucester, GL1 2NE

Retail

Gloucester

To Let

& 88.00 m2 (948 ft2)





4 College Street, Gloucester

Prominent retail premises close to the entrance to Gloucester Cathedral with potential for a variety of uses, subject to planning.

	\sim	$rac{1}{2}$	4		
-	u	ca	LI	u	

The property is in College Street, which is the main entrance to Gloucester Cathedral. It is a short distance from its junction with Westgate Street, which is pedestrianised and leads to Gloucester Cross. Gloucestershire County County's HQ at Shire Hall is close-by and retailers in the area include a range of national and local occupiers.

Description

The property comprises a ground floor lock-up shop unit with a timber frame frontage to College Street. Included is a basement store with WC and kitchen area.

Accommodation (Approximate net internal areas)	Size m2	Size ft2
Ground Floor	47.53 m2	512 ft2
Basement	40.47 m2	436 ft2
TOTAL	88.00 M2	948 FT2

Rating

The Rateable Value shown on the Valuation Office Agency web site is £8,800.

Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

Planning

The premises falls within Class E of the Use Classes Order 1987. The shop is within a grade 2 listed building and conservation area.

Terms

The property is offered by way of a new internal repairing and insuring lease subject to a service charge for a term to be agreed.

Rent

£12,000 per annum.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the external and common areas.

EPC

The property has an EPC Rating of D-90.

VAT

The property is not elected for VAT purposes.

Legal Costs

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



4 College Street, Gloucester















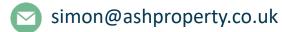
Request a viewing

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

Key contacts



Simon McKeag BSc (Hons) MRICS







Harry Pontifex BSc (Hons) MRICS

harry@ashproperty.co.uk

07917 886176

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 GLI 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

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 Surveyor LLP and accordingly, we recommend you obtain advice from a specialist source.



