



TO LET





# 6 College Street, Gloucester

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

Accommodation (Approximate net internal areas)	Size m2	Size ft2
Ground Floor	36.54 m2	394 ft2
Basement	27.68 m2	298 ft2
TOTAL	64.22 M2	691 FT2

## Location

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.

## Rating

The Rateable Value shown on the Valuation Office Agency web site is £5,800.

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

£10,000 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.





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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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