

**Retail Unit, 107 Southgate Street, Gloucester,
GL1 1UT.**

-  Retail
-  Gloucester
-  To Let
-  48.61 m2 (523 ft2)





107 Southgate Street

Self-contained retail unit close to Gloucester Docks. Potential for a variety of uses, subject to the necessary consent being obtained.

Location

The property occupies a prominent position on Southgate Street, a key arterial route south of Gloucester, with rear access from Norfolk Street. It is situated about half a mile from Gloucester Cross, the traditional city centre, and lies close to Gloucester Docks and Gloucester Quays, major mixed-use destinations offering residential, retail, leisure, and office accommodation.

Description

The available unit is on the ground floor of a Grade II Listed building, and the remainder of the property is residential accommodation.

The unit features a fully glazed frontage, painted plastered walls, suspended ceiling with LED lighting, laminate flooring, and perimeter trunking. It benefits from internal security shutters, along with kitchen and WC facilities.

Accommodation

(Approx net internal areas)

48.61 m² (523 ft²)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £9,900. 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 convenience store which falls within Class E (formerly Class A1) of the Use Classes Order 1987.

EPC

An EPC is being prepared.

Terms

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

Rent

£11,000 per annum exclusive.

Service Charge

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

VAT

VAT will be charged if applicable.

Legal Cost

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





107 Southgate Street






Request a viewing

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

Key contacts

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