





**Modern Car Showroom and Workshops,
209 Westgate Street, Gloucester, GL1 2RN.**

-  Industrial
-  Gloucester
-  To Let
-  512.82 m² (5,520 ft²)





Car Showroom & Workshops, 209 Westgate Street

Prominent modern showroom and ancillary workshop in two buildings on site of 0.96 acres. Potential for a variety of uses, STP.

Location

The property is situated on Westgate Street, one mile north-west of Gloucester city centre. It benefits from excellent road connections just off the A40 which provides easy access to junctions 11 and 11A of the M5 motorway and the A38 via Bristol Road connecting to junction 12 from the south. The property is located in a commercial area opposite Westgate retail park with occupiers including Dunelm, Jolleys, and Majestic Wine.

Description

The property provides two self-contained buildings comprising a showroom with ancillary office/staff areas which has fully glazed elevations, steel frame, a tiled floor, LED spot lighting, electric heating and a kitchen and WC.

The workshop building has clad elevations, 5 roller shutter access doors, electric heating and a kitchenette and WC.

The site benefits from a large parking area to the front, side and rear of the showroom.

Accommodation

(Approximate gross internal area)

Showroom	321.82 m2	(3,464 ft2)
Workshop	191.01 m2	(2,056 ft2)
Total	512.82 m2	(5,520 ft2)

Planning

The previous use was the sale and display of motor vehicles so a change of use would be subject to planning, and we advise interested parties to make enquiries with Gloucester City Council (www.gloucester.gov.uk).

Rates

The Rateable Value on the Valuation Office Agency website is £38,500, so the rate figure payable for 2024/2025 is £19,212. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application to the agents.

VAT

The property is elected for VAT.

EPC

Showroom	B-29
Workshop	F-137

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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