





17 Westgate Street

Four storey retail premises situated in the centre of Gloucester. Potential for a variety of uses, subject to the necessary consent being obtained.

Location

The property is situated in the Cathedral Quarter of the City and fronts the southern side of Westgate Street to the west of The Cross. It is a short distance from Gloucester Cathedral and within ½ a mile of Gloucester Docks and Gloucester Quays. Gloucester is well connected to the motorway network, being served by three junctions of the M5. Occupiers in the immediate vicinity include The Works, McDonalds, The Halifax, Vodafone, Nationwide Building Society, HSBC, Santander Bank, and The Coventry, in addition to a mix of independent sole traders.

Description

The property comprises a four storey (excluding basement) mid terraced building of masonry construction with rendered front

elevations and fully glazed ground display frontage to Westgate Street. It has single glazed timber sash windows throughout beneath a pitched tiled roof with dormer windows.

Internally, the accommodation comprises a retail area and storage cupboard on the ground floor with storage, offices, and staff facilities on the upper floors.

Accommodation

(Approx net internal areas)

	Size m2	Size ft2
Ground floor	69.54	749
First floor	65.97	710
Second floor	63.67	662
Third floor	69.68	750
Basement	60.43	651
Total	329.29	3,541

Rates

The Rateable Value appearing on the Valuation Office Agency website is £31,000.

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

EPC

The property has an EPC Rating of E-101.

Planning

Within Class E (previously B1) of the Use Classes Order 1987.

Terms

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

Rent - On application.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Legal Costs

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





Request a viewing

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

Key contacts

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