





6 & 7 Market Parade

Self-contained retail units directly opposite Gloucester's newest development, The Forum. Potential for a variety of uses.

Location

The properties are prominently located on Market Parade in the Kings Quarter redevelopment which includes The Forum, offering over 100,000 sq ft of Grade A office space, along with modern apartments, retail units, and leisure facilities. It is also a short distance from the University of Gloucestershire's new City Campus, and the Bus and Railway Stations are within 200 metres.

Description

The properties comprise 2 self-contained retail units with fully glazed frontages; No. 6 has previously been used as a café and No. 7 for general retail.

The accommodation in each is over 2 floors and comprise retail areas at the front with ancillary space to the rear and at mezzanine level.

Accommodation (approx. net internal areas)

Unit	Ground Floor	Mezzanine	Total	Rent (pax)	Rateable Value (*)
6	77.2 m2 (832 ft2)	26.1 m2 (281 ft2)	103.3 m2 (1,113 ft2)	£15,000	£12,000
7	77.2 m2 (832 ft2)	26.1 m2 (281 ft2)	103.3 m2 (1,113 ft2)	£15,000	£11,250

The specifications include painted plastered walls, suspended ceilings with inset spotlights and wooden floors.

Several of the previous occupier's fixtures remain in No. 6 including an extraction system and elements of the former commercial kitchen.

Rates

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

Planning

Within Class E of the Use Classes Order 1987.

Terms

The properties are offered by way of new leases for a term to be agreed.

Service Charge

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

Energy Performance Certificate

EPCs are being prepared.

VAT

The properties are registered for VAT.

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

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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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