Ground Floor Unit(s), 182 Barton Street, Gloucester GL1 4HE.

- Retail
- Gloucester
- To Let
- 117.7 m2 (1,267 ft2)



182 Barton Street, Gloucester

Former Cafe within ½ mile of Gloucester City Centre. Suitable for a variety of uses subject to planning.

Location
The property is situated in Barton Street, in a busy local shopping area serving the surrounding densely populated residential area. Barton Street is a short distance from Trier Way, which forms part of the inner ring road.

Description
The available property comprises the front section of the ground floor of a part three, part two storey building with a single storey extension to the rear. It is of brick construction with a combination of pitched tiles, flat felt and mono-pitched clad roofs.

The retail space (Unit A) has a fully glazed frontage with return frontage along Stretton Street. The accommodation comprises the front retail area with storage and office to the rear. There is a storage area (Unit B) to the rear of the ground floor. WC facilities will be provided.

Unit B has planning permission to install windows which can be arranged before a tenancy commences.

Accommodation
(Approximate net internal area)

Unit A		
Retail	41.2 m2	(444 ft2)
Office/Store	3.4 m2	(37 ft2)
Sub Total	***117.7 m2***	***(481 ft2)***
Unit B		
Storage	73.1 m2	(787 ft2)
TOTAL	**117.7 M2**	**(1,268 FT2)**

Rates
The Rateable Value listed on the Valuation Office Agency website is £9,900.
Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable. The rates will need to be reassessed if the units are let separately.

Planning
The ground floor has been used as a café and ancillary space which falls within Class E of the Use Classes Order 1987.

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

Rent
Unit A- £10,000 per annum exclusive.
Unit B- £6,000 per annum exclusive.

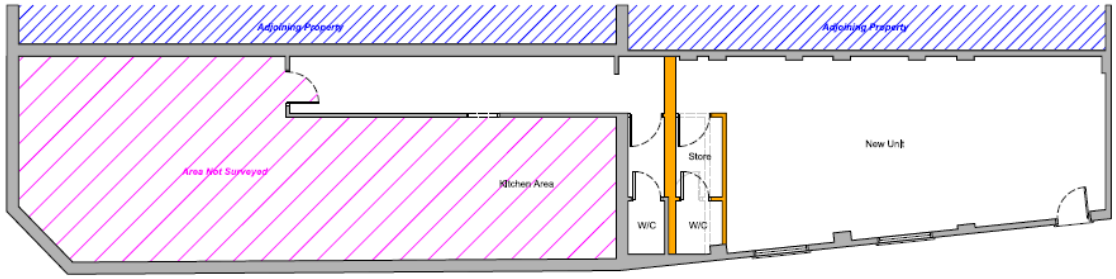
Total - £16,000 per annum exclusive.

Energy Performance Certificate
A new EPC Report is being prepared.

VAT
The property is not elected for VAT purposes.

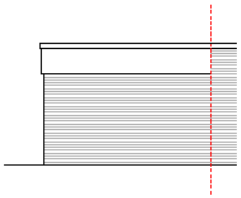
Legal Costs
The tenant will be expected to contribute to 50% of the landlord's legal fees incurred in the transaction.

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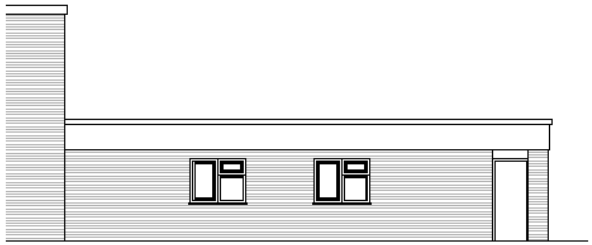


Proposed Ground Floor Plan - Unit A
Internal Area = 87m2

Proposed Ground Floor Plan - Unit B
Internal Area = 50m2



Proposed Rear Elevation



Proposed Side Elevation

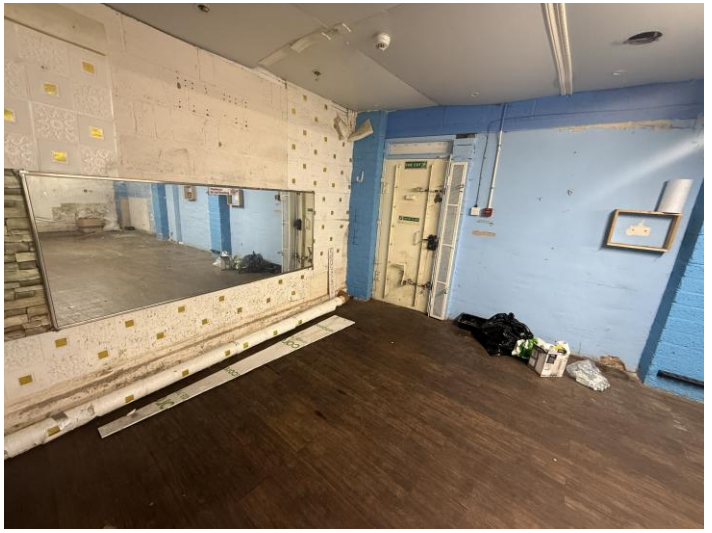
182 Barton Street	Proposed Sub Division			***Planning Permission***
	Proposed Floor Plan and Elevations	**Date: Jan 2025**	**Scale: 1/50 @ A1**	**Drawing No: 7015 / PL04**

Proposed layout (not to scale)

182 Barton Street, Gloucester





Request a viewing

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

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