





# 4 Longsmith Street, Gloucester

**Refurbished Takeaway premises available by way of a new lease for a term to be agreed.**

## Location

The property is located on Longsmith Street close to the junction with Southgate Street and a short distance from Gloucester Cross. It is situated just outside the pedestrianised area close to the Eastgate Centre and occupiers in the area include Tesco, Barclays Bank, Greggs and Subway.

## Description

The property comprises a three-storey mid terraced Grade II listed building of timber frame construction with rendered panels and brick stack walls.

There is a retail area with a kitchen and storage on the ground floor with a kitchen and further retail area on the first floor. The second floor provides storage and WC/shower facilities.

Accommodation (net internal areas)	M2	Ft2
Retail Sales Area	17.91	192
Kitchen / Storage areas	23.95	259
First Floor	31.29	336
Second Floor	23.63	254
Basement	28.13	302
<b>Total</b>	<b>124.91</b>	<b>1,344</b>

The property has a mixture of wallpapered and emulsion painted walls and ceilings with a combination of wall mounted and ceiling light fixtures, pendant and LED lighting. Mains gas, electricity and water supplies are connected to the property.

## Rating

The Rateable Value on the Valuation office Agency website from April 2026 is £6,800. Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

## Planning

The property was previously used as a Fish & Chip shop which falls under the Sui Generis class (Previously Class A5) of the Use Classes Order 1987.

## Terms

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

**Rent - £12,500 per annum.**

## EPC

The property has an EPC Rating of C- 60 expiring February 2034.

## VAT

The property is not elected 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

## Key contacts


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