





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
Total	124.91	1,344

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 appearing on the Valuation office Agency website is £6,200. 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.

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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