

58 Westgate Street, Gloucester, GL1 2NF.

 Retail
 Gloucester
 To Let
 64.10 m2 (690 ft2)



TO LET





58 Westgate Street

Self-contained retail premises situated in Gloucester City Centre. Potential for a variety of uses, subject to the necessary consent being obtained.

Location

The property is located on Westgate Street at the junction with College Street, which provides primary access to Gloucester Cathedral. Westgate Street is one of the principal retail streets in Gloucester. Gloucestershire County Council's HQ, Shire Hall is nearby and major retailers represented on Westgate Street include Moss Bros, KFC and William Hill Bookmakers.

Description

The property comprises a corner retail unit on the ground floor of an attractive period building. It benefits from a fully glazed frontage to Westgate Street and a return frontage on College Street.

Initially, the shop comprises a retail area with painted plastered walls and ceilings and carpet. There are shared storage, kitchenette and WC in the basement. The building won a Civic Award from Gloucester City Council for Best Minor Restoration Project.

Accommodation

(Approx net internal areas)

	Size m2	Size ft2
Retail area	32.98	355
Former changing room	1.39	15
Basement	29.73	320
Total	64.10	690

Rates

The Rateable Value appearing on the Valuation Office Agency website is £9,400.

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 D-90.

Planning

The property has been used for general retail which falls within Class E (formerly Class A1) of the Use Classes Order 1987. The building is Grade II Listed and situated within a Conservation Area.

Terms

Available by way of a new lease for a term to be agreed.

Rent

£10,000 per annum.

Service Charge

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

VAT

The property is not elected for VAT purposes.

Legal Cost

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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