





7 Eastgate Street

Three storey retail premises For Sale or To Let in Gloucester City Centre.

Location

The property is situated in a prominent position on Eastgate Street within close proximity of Gloucester Cross, which is traditionally regarded as the City centre. Occupiers in the immediate area include Marks & Spencers, Top Shop, Clarks, Waterstones, EE, Thorntons and Lloyds Bank.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

Description

The property comprises a mid-terrace building of brick construction under a pitched tiled roof which is protected by a parapet wall.

The accommodation is over 2 floors with the main retail area and an office on the ground floor with consulting rooms and staff facilities on the first floor. It mainly has painted plastered walls, suspended ceilings with inset lighting and floor coverings. The retail area has a fully glazed frontage.

The property has an EPC rating of D-94.

Accommodation

(Approx net internal areas)

	Size m2	Size ft2
Ground floor	57.59	620
First floor	54.73	589
Total	112.32	1,209

Rates

The Rateable Value appearing on the Valuation Office Agency website is £17,500. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has been used for general retail which falls within Class E (formerly Class A1) of the Use Classes Order 1987.

Terms

The property is offered freehold with vacant possession.

Rent

£20,000 per annum.

Price

£300,000.

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 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

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

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Money Laundering Regulations 2017

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.

Misrepresentation Act 1967

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