ASH
CHARTERED SURVEYORS

Ground Floor Shop: 94 High Street, Gloucester, GL1 4SS

- Retail
- Gloucester
- To Let
- 37.70 m2 (406 ft2)



TO LET

94 High Street, Gloucester

Highly flexible, mixed-use commercial space positioned within a busy, mixed-tenure neighbourhood.

Location
The property is situated in a high footfall area on High Street, a short distance from Gloucester City Centre and Gloucestershire Royal Hospital. This area of Gloucester is a high-density, 19th century residential and commercial area characterised by a strong community feel. 94 High Street is located adjacent to the OneStop convenience store and other occupiers in the immediate vicinity include Pablo's, Bashcutt Barbers and the Post Office.

Description
The property comprises a two-storey building of rendered brick construction under a pitched tiled roof with residential on the first floor and a self-contained retail unit at ground floor level with a shop front.

The ground floor includes the main retail area with a WC to the rear.



Accommodation
(Approximate Net Internal Area)

Retail	26.58 m2	286 ft2
Store	11.12 m2	120 ft2
Total	**37.70m2**	**406 ft2**

Rates
The Rateable Value listed on the Valuation Office Agency Website for the retail unit from 1st April 2026 is £3,550.

Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

Planning
The ground floor has been used as a convenience store which falls within Class E of the Use Classes Order 1987. The premises also benefits from planning consent for takeaway use.

Terms
The shop is available by way of a new lease for a term to be agreed.

Rent
£7,200 per annum exclusive.

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

VAT
The property is not elected for VAT.

EPC
An EPC is being prepared.

Legal Costs
Each party to bear their own legal costs incurred in the transaction.

Gallery













Request a viewing

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

Key contacts

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