





# 60-62 Westgate Street

**Opportunity to acquire a landmark property close to Gloucester Cathedral. Potential for a range of uses.**

## Location

The property is situated in a prominent position on Westgate Street at the junction with College Street, within close proximity of the Cathedral and approximately ¼ of a mile from Gloucester Cross, which is traditionally regarded as the City centre. Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction (3 miles), junction12 (5 miles) and junction 11a (3 miles).

## Description

The property is a Grade II listed building dating from the 19th Century of brick construction with a slate mansard roof. The accommodation is over four floors with retail on the ground and first floors, offices/storage at second and third floor level. Kitchenette and WC facilities are also provided and basement storage.

The retail unit has a fully glazed frontage with return frontage on College Street and is accessed off Westgate Street.

Accommodation (Approx net internal areas)	Size m2	Size ft2
Ground floor	66.36	714
First floor	46.20	497
Second floor	42.63	459
Third floor	29.70	320
<b>Total</b>	<b>184.89</b>	<b>1,990</b>

The property has been refurbished to a high standard throughout and includes painted plastered ceilings and walls, wooden floors, sash windows and it is lit by a combination of spot and florescent strip lighting. Comfort cooling/heating installed in the retail area.

## Rates

The Rateable Value appearing on the Valuation Office Agency website from April 2026 is £15,250. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Planning

Café within Class E (previously Class A3) of the Use Classes Order 1987.

## Terms

The property is offered freehold with vacant possession.

## Price

£325,000.

## VAT

The property is elected for VAT.

## EPC

An EPC is being prepared.

## Legal Costs

Each party to bear their own 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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