



TO LET



78 Westgate Street

Self-contained retail unit close to Gloucester Cathedral which has been refurbished throughout.

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 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 ground floor shop with kitchen and WC facilities and basement storage. It has been refurbished to a high standard throughout and includes painted plastered walls and ceilings, LED lighting and fully glazed frontage with awning. Access is only available from the front.

Accommodation (Approx net internal areas)	Size m2	Size ft2
Ground floor		
Retail area	43.39	467
Kitchen	3.73	40
WC	-	-
Basement		
Storage	19.23	207
Total	66.35	714

Planning

Within Class E of the Use Classes Order 1987) but it may suit alternative uses subject to the necessary consents being obtained. The property lies within a Conservation Area.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £8,200. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

EPC

The property has a Rating of B-49.

Terms

The property is offered by way of a new lease for a term to be agreed. The tenant will be required to contribute towards the external upkeep and communal costs via a service charge.

Rent

£13,000 per annum exclusive.

VAT

The property is elected for VAT.

Legal Costs

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

www.ashproperty.co.uk

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