ASH
CHARTERED SURVEYORS

Ground Floor shop, 1 St John's Lane, Gloucester, GL1 2NL.

- Retail
- Gloucester
- To Let
- 33.42m2 (360 ft2)



TO LET

1 St John's Lane

Rear shop of a Grade II* Listed Building with potential for a variety of uses, subject to the necessary consent being obtained.

Location

The property is situated on St John's Lane to the rear of 14 Westgate Street, close to the Cathedral and approximately 50m from Gloucester Cross. Occupiers in the immediate area include McDonalds, The Works, and several banks and building societies. Gloucester is well-connected with the motorway network, being served by three junctions of the M5; Junction 11 provides access via the A40 (3 miles); Junction 12to 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 retail unit within a two-storey, painted brick building fronting a pedestrianised lane. It has a traditional timber shopfront with multi-pane display windows and a part-glazed entrance door, beneath the original painted fascia. Internally, the unit provides approximately 360 sq ft (33.4 sq m) of accommodation, comprising an open sales area with good natural light from the frontage, leading through to a workshop and storage area to the rear, together with a WC.

Accommodation

(Approximate Net Internal Area)

Retail	33.42 m2	360 ft2
Total	**33.42 m2**	**360 ft2**

Rates

The Rateable Value showing on the Valuation Office Agency website is £2,025.

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

Planning

Within Class E of the Use Class Order 1987.

Terms

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



Rent

£8,400 per annum exclusive.

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.

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

Simon McKeag BSc (Hons) MRICS

simon@ashproperty.co.uk

07737 691453

Ollie Hambling

ollie@ashproperty.co.uk

07442 717861

www.ashproperty.co.uk

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