



TO LET



4 College Street, Gloucester

Prominent retail premises close to the entrance to Gloucester Cathedral with potential for a variety of uses, subject to planning.

Location

The property is in College Street, which is the main entrance to Gloucester Cathedral. It is a short distance from its junction with Westgate Street, which is pedestrianised and leads to Gloucester Cross. Gloucestershire County County's HQ at Shire Hall is close-by and retailers in the area include a range of national and local occupiers.

Description

The property comprises a ground floor lock-up shop unit with a timber frame frontage to College Street. Included is a basement store with WC and kitchen area.

| Accommodation (Approximate net internal areas) | Size m2 | Size ft2 |
|---|-----------------|----------------|
| Ground Floor | 47.53 m2 | 512 ft2 |
| Basement | 40.47 m2 | 436 ft2 |
| TOTAL | 88.00 M2 | 948 FT2 |

Rating

The Rateable Value shown on the Valuation Office Agency web site is £8,800.

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

Planning

The premises falls within Class E of the Use Classes Order 1987. The shop is within a grade 2 listed building and conservation area.

Terms

The property is offered by way of a new internal repairing and insuring lease subject to a service charge for a term to be agreed.

Rent

£12,000 per annum.

Service Charge

A charge is levied by the Estate Landlord to cover the costs associated with the upkeep and maintenance of the external and common areas.

EPC

The property has an EPC Rating of D-90.

VAT

The property is not elected for VAT purposes.

Legal Costs

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





Request a viewing

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

Key contacts



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