

4 Longsmith Street, Gloucester, GL1 2HH.

- Retail
- Gloucester
- To Let
- **\$ 124.91 m2 (1,344 ft2)**





4 Longsmith Street, Gloucester

Three storey mid terraced Grade II Listed retail building in Gloucester city centre to let.

Accommodation (net internal areas)	M2	Ft2
Retail Sales Area	17.91	192
Kitchen / Storage areas	23.95	259
First Floor	31.29	336
Second Floor	23.63	254
Basement	28.13	302
Total	124.91	1,344

Location

The property is located on Longsmith Street close to the junction with Southgate Street and a short distance from Gloucester Cross. It is situated just outside the pedestrianised area close to the Eastgate Centre and occupiers in the area include Tesco, Barclays Bank, Greggs and Subway.

Description

The property comprises a three storey mid terraced Grade II listed building of timber frame construction with rendered panels and brick stack walls.

Internally there is a retail sales area at ground floor level with kitchen and storage to the rear and a basement accessed via stone steps from the kitchen. On the first floor there is a retail sales area which includes an additional kitchen / storage room.

Further ancillary space at second floor level with staff WC / shower facilities. The property has a mixture of wallpapered and emulsion painted walls and ceilings with a combination of wall mounted and ceiling light fixtures, pendant and LED lighting. Mains gas, electricity and water supplies are connected to the property.

Rating

The Rateable Value appearing on the Valuation office Agency website is £6,200. Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

Planning

The property was previously used as a Fish & Chip shop which falls under the Sui Generis class (Previously Class A5) of the Use Classes Order 1987. May suit alternative uses, subject to the necessary consent being obtained.

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£18,000 per annum.

EPC

The property has an EPC Rating of C- 60.

VAT

The property is not elected for VAT.

Legal Costs

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





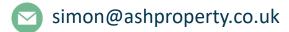
Request a viewing

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

Key contacts



Simon McKeag BSc (Hons) MRICS







Harry Pontifex BSc (Hons) MRICS

harry@ashproperty.co.uk

07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084

Registered Office: 3 Pullman Court, Great Western Road, Gloucester GLI 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- 1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- 2.ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- 3.no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- 4.rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- 5.the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyor LLP and accordingly, we recommend you obtain advice from a specialist source.



