





3b Worcester Street, Gloucester

Self-contained retail unit a short distance from The Forum; a new development which includes hotel, offices, apartments and multi-storey car park.

Location

The property is situated on the northern side of Worcester Street a short distance from the junction with Northgate Street and within 1/4 mile of Gloucester Cross, which is traditionally regarded as the City Centre. The property is situated in an area of mixed commercial and residential use with nearby multiple retailers including Cash Converters and a number of Estate Agencies.

Description

The property is a three storey Grade II Listed building of rendered brick construction under a pitched tiled roof which is protected by a parapet wall.

The available unit is located on the ground floor and has a fully glazed frontage, painted plastered ceilings and walls and carpet throughout.



The accommodation includes the main retail area and a storage cupboard; a WC will be installed.

Accommodation

(Approximate net internal area)

28.46 m2 (306 ft2).

Rating

The property will need to be reassessed for Rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has been used for general retail which falls within Class E of the Uses Classes Order 1987 but 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

£6,000 per annum.

Service Charge

A charge will be levied by the landlord to cover the costs associated with the upkeep and maintenance of the communal areas

VAT

Under the Finance Acts 1989 and 1987, VAT may be levied on the rent. We recommend that prospective tenants establish the VAT applications before entering into any agreements.

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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