ASH
CHARTERED SURVEYORS

9 Westgate Street, Gloucester GL1 2NW.

- Investment/ Development
- Gloucester
- For Sale
- 307.77 m2 (3,313 ft2)



9 Westgate Street

Retail Investment opportunity within the City Centre and close to Gloucester Cathedral. Future redevelopment potential, STP.

Location

The property is in the Cathedral Quarter of the city, on the pedestrianised southern side of Westgate Street, just west of The Cross. Gloucester Cathedral is a short walk away. Gloucester Docks and Gloucester Quays are within half a mile and offer a mix of leisure, cinema, outlet retail and residential uses.

Nearby occupiers include The Works, McDonald's, Halifax, Vodafone, Nationwide Building Society, HSBC, Santander and Coventry Building Society, alongside a range of independent retailers.

Description

The property is a Grade II Listed, mid-terraced building of masonry construction, arranged over four storeys plus a basement. Its front and rear elevations are rendered and painted. The principal elevation has a moulded cornice and parapet, with three bays of single-glazed timber sash windows to each upper floor. The roof is pitched and tiled, and there are terraced flat roofs at the rear.

At ground floor level the property has a traditional timber shopfront to Westgate Street. It has a part-glazed display frontage set between fluted pilasters beneath a fascia, with a central part-glazed entrance door. A covered passageway runs alongside it to the rear.

Internally, the ground floor has a retail sales area and a storage room. The upper floors provide further storage, offices and staff facilities, and the basement provides additional storage. Generally, the walls and ceilings are partly plastered and painted, apart from the retail sales area, which has suspended ceilings.

Accommodation

Approximate net internal areas

	Area (m2)	Area (ft2)
Ground Floor	114.66	1,234
First Floor	86.92	935
Second Floor	53.87	579
Third Floor	52.32	563
Total	**307.77**	**3,313**

Rating

The Rateable Value listed on the Valuation Office Agency website is £27,000.

EPC

The property has an EPC Rating of E-120.

Planning

The property has been used as general retail which falls within Class E of the Use Classes Order 1987.

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Tenancy

The property is let to Sense, The National Deafblind and Rubella Association (registered charity no. 289868), for a term of 10 years, expiring on 5 October 2033. The passing rent is £22,500 per annum exclusive and there is a tenant's break clause and upwards-only rent review on 6 October 2028. The tenant pays a fixed service charge to cover external repairs of £2,000 per annum plus VAT, which rises each year in line with RPI from 6 October 2024. The tenant is responsible for internal repairs, subject to a photographic Schedule of Condition. The landlord insures the property and recovers the cost from the tenant.

Sense, The National Deafblind and Rubella Association is a national charity that provides specialist information, advice and support services to deafblind people, their families and carers, and to the professionals who work with them. The organisation was incorporated in 1984 (registered charity no. 289868) and has over 2,900 employees. Further details can be viewed at www.sense.org.uk.

The Key Financials reported by Creditsafe for the charity (November 2026) are:

Year ending	31/03/2025	31/03/2024	31/03/2023
Turnover	£101,863,000	£94,976,000	£86,527,000
Pre-tax profit / (loss)	(£2,310,000)	(£2,193,000)	(£3,666,000)
Pre-tax margin	–2.27%	–2.31%	–4.24%
Net worth	£45,101,000	£48,123,000	£50,760,000

Creditsafe lists the charity as an 81 rating 'low risk'.

Terms

We are instructed to seek offers of £315,000, subject to contract, for the freehold interest, subject to and with the benefit of the above lease. A purchase at this level reflects a net initial yield of 6.84% after purchasers' costs of 4.4%, a gross yield of 7.14% and a capital value of approximately £95 per sq ft.

Money Laundering

The purchaser will be required to provide information to satisfy AML requirements.

VAT

The property is elected for VAT purposes; however, it is proposed the sale is treated as a Transfer of a Going Concern.

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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Money Laundering Regulations 2017
We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

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.

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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 Surveyors and accordingly, we recommend you obtain advice from a specialist source.