



Ground Floor

58 Eastgate Street, Gloucester, GL1 1QN

Ground floor retail with allocated parking.

1,001 sq ft
(93 sq m)

- City centre location.
- Walking distance of Gloucester Docks and Gloucester Quays.
- Available by way of a new lease for a term to be agreed.
- 1001 sq ft (98 sq m).

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Summary

Available Size	1,001 sq ft
Rent	£12,000 per annum
Rates Payable	£4.49 per sq ft
Rateable Value	£9,000
EPC Rating	Upon Enquiry

Description

The available property comprises the ground floor of an early 19th century Regency, three storey building. The front elevation is particularly attractive, being dressed with Ashlar stone with a central column portico and imposing pediment with double hung sash windows and glazing bars.

The accommodation has previously been used as an opticians and comprises five rooms, a store and kitchen. The property is served with a single WC situated to the rear of the property. Heating is by way of mounted night storage heaters.

There is allocated parking.

Location

The property is situated approximately ¼ of a mile east of Gloucester Cross, which is traditionally regarded as the centre of the City, in a secondary retail trading area, although the property is only approximately 100 metres from the prime retail area, at the junction of Eastgate Street and Kings Walk. It is also within walking distance of Gloucester Docks and Gloucester Quays.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Retail	1,001	93	Available
Total	1,001	93	

Viewings

Simon McKeag sjm@ashproperty.co.uk

or

Harry Pontifex hjp@ashproperty.co.uk

Terms

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

Legal Costs

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

Rates

The entry appearing on the Valuation Office Agency website is:

Rateable Value: £9,000

Rate in £ 2021/2022: 0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.



Viewing & Further Information



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Planning

Within Class E of the Use Classes Order 1987.

VAT

The property is not elected for VAT purposes.