



TO LET



38-40 Westgate Street, Gloucester

Prominent retail premises in close proximity to The Cathedral and Gloucester Cross. Potential for a variety of uses.

Location

The property is situated in a prominent position at the junction of College Court within the pedestrianised section of Westgate Street and in close proximity to the Cathedral and Gloucester Cross, which is traditionally regarded as the City centre. Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

Description

The property is a prominent end terrace building with part rendered brick elevations under a flat felt roof. The accommodation is provided over three upper floors with storage in the basement. The upper floors are self-contained and accessed off College Court.

	M2	Ft2
Ground Floor	315.24 sq m	3,393 sq ft
Basement	56.75 sq m	611 sq ft

The unit has a fully glazed double frontage and benefits from a glazed return frontage on College Court. It comprises the main retail area, an office, store and WC facilities and the specification includes a suspended ceiling with inset lighting, laminate floor and air conditioning has been installed. The ceiling height is 3.13m.

Rating

The assessment appearing on the Valuation Office Agency website is as follows.

Rateable Value:	£53,000
Rate in £ 2023/2024:	0.499

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 Use Classes Order 1987.

Terms

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

Rent

£22,500 per annum exclusive.

Service Charge

A charge will be levied by the landlord in relation to the upkeep and maintenance of the external and common areas of the building.

EPC

The property has an EPC Rating of C-72.

VAT

The property is 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



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

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