



TO LET





4 Longsmith Street, Gloucester

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

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.

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

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



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