

arc incorporating
**downing
bentley**
Retail Property Consultants

PRIME RETAIL UNIT TO LET

9 Westgate Street

Gloucester

GL1 2NW

WITH A2 PLANNING CONSENT





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01242 222 369
www.arcetail.co.uk

16 Whiteladies Road, Clifton, Bristol, BS8 2LG

Location

The subject property is in a prime location in Westgate Street just a few doors down from the cross, the traditional retailing hub of Gloucester City Centre. The new **TK Maxx** store which opened in March is close by in Northgate Street.

There are a host of other multiple traders close by including **Bet Fred**, **McDonalds**, **The Works**, **British Heart Foundation**, as well as banks such as **RBS**, **Santander** etc.

Accommodation

The premises are arranged over four floors plus a basement floor and comprise the following approximate dimensions and net internal floor areas:

Internal Width	17' 6"	5.33 m
Shop Depth	81' 7"	24.87 m
Ground Floor Sales	125.33 sq m	1,349 sq ft
First Floor	91.51 sq m	985 sq ft
Second Floor Ancillary	40.32 sq m	434 sq ft
Third Floor Ancillary	51.28 sq m	552 sq ft
Basement (not measured)		

Rent

Offers in the region of £35,000 per annum exclusive.

EPC

No EPC is required as the building is Listed.



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Planning

We understand the premises benefits from an A1 (Retail) and A2 (Financial & Professional Services) planning consent. Interested parties are advised to make their own enquiries of the Local Planning Authority.

Terms

The premises are available on a new effectively full repairing and insuring basis, for a term of years to be agreed incorporating periodic upward only rent reviews if appropriate.

VAT

All figures quoted are exclusive of VAT.

Costs

Each party to be responsible for their own legal cost incurred in the transaction.

Rating Assessment

The Valuation Office website states that the premises have been entered into the 2017 Rating List as follows:

Description	"Shop and Premises"
Rateable Value	£28,750
UBR 2019/2020:	49.1p

Interested parties are advised to make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and whether transitional/small business relief may be available.

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Further Information

For further information or to arrange an inspection please contact:

ARC Retail

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| 07496 519790

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