



TO LET

GLOUCESTER – 70-72 EASTGATE STREET



- Late 18th Century Grade II Listed Detached Four Storey Building.
- Has been used in recent times as a 12 bedroom hostel with potential for alternative uses.
- Central location.
- There is allocated parking and a small garden area.
- 254 sq m (2736 sq ft).

AGENCY | PROFESSIONAL | PROPERTY MANAGEMENT



LOCATION

The property is located in a prominent position on the northern side of Eastgate Street and approximately 400m from the main shopping area of Gloucester. The surrounding businesses are a mixture of retail, offices, professional, public houses and other related uses. There are several public car parks nearby. 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 substantial detached four storey brick building with rendered side elevations under a slate roof. It dates from the late 18th Century and is a Grade II Listed building. There is stone detailing to the windows, cornice and parapet at the front and rear elevations and a two storey extension to the side with rendered elevations under a pitched slate roof.

Internally, the property is laid out as a hostel with a total of twelve single bedrooms with ancillary lounge, kitchen and cloakroom facilities. There is allocated parking and a small garden area.

All mains services are connected to the property and there is a gas fired central heating system.

ACCOMMODATION

The total approximate net internal area is 254 sq m (2,736 Sq Ft). A full breakdown of the accommodation can be viewed [here](#).

PLANNING

The property has been used as a hostel which falls within Class C2 of the Use Classes Order 1987. It may suit alternative uses subject to the necessary consents being obtained.

RATES

The property is listed within Band B for Council Tax purposes.

A change of use may trigger a change in the assessment and prospective occupiers are advised to make their own enquiries of the Local Authority.

TERMS

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

RENT

£29,000 per annum exclusive.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

LEGAL COSTS

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

VIEWING

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ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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