



## FOR SALE or TO LET

GLOUCESTER – 7 EASTGATE STREET, GL1 1NS



- Self-contained retail situated in a prominent position in close proximity to The Cross.
- Available freehold with vacant possession.
- Existing Class A1 use, but may suit a range of uses, subject to the necessary consents being obtained.
- 112.32 sq m (1,209 sq ft).

**COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT**

## LOCATION

The property is situated in a prominent position on Eastgate Street within close proximity of Gloucester Cross, which is traditionally regarded as the City centre. Occupiers in the immediate area include Marks & Spencers, Top Shop, Clarks, Waterstones, EE, Thorntons and Lloyds Bank. 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 comprises a mid-terrace building of brick construction under a pitched tiled roof which is protected by a parapet wall. The accommodation is over 3 floors with the main retail area and an office on the ground floor with consulting rooms and staff facilities on the first floor. There is no access to the second floor at present.

It mainly has painted plastered walls, suspended ceilings with inset lighting and floor coverings. The retail area has a fully glazed frontage, LED lights and comfort cooling.

The property has an Energy Performance rating of D-94. Certificate Ref. No. 0960-9983-0357-0390-1094.

## ACCOMMODATION

(Approximate Net Internal area)

Ground floor	57.59 sq m	620 sq ft
First Floor	54.73 sq m	589 sq ft
<b>Total</b>	<b>112.32 sq m</b>	<b>1,209 sq ft</b>

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.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
3. All rents, prices and premiums are quoted exclusive of VAT, if applied.

4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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.

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084. Registered office: 10 Pullman Court, Great Western Road, Gloucester GL1 3ND.

## TERMS

The property is offered freehold with vacant possession or by way of a new FRI lease for a term to be agreed.

## PRICE

£350,000.

## RENT

£30,000 pax.

## PLANNING

The property has been used for general retail which falls within Class A1 of the Use Classes Order 1987.

## RATES

The assessment currently appearing in the Valuation List is as follows:

Rateable Value: £33,500  
Rate in £ 2019/2020: 0.491

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

## VAT

All figures are exclusive of VAT where applicable.

## LEGAL COSTS

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

## VIEWING

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