



TO LET

GLOUCESTER – 7a WORCESTER STREET, GL1 3AA



- High quality retail/office premises within 500m of the City Centre.
- Potential for a variety of uses subject to the necessary consents being obtained.
- Consideration will be given to a letting on a floor by floor basis. Terms available on application.
- 144.27 sq m (1,554 sq ft).



LOCATION

The property is situated on the northern side of Worcester Street a short distance from the junction with Northgate Street and within 1/4 mile of Gloucester Cross, which is traditionally regarded as the City Centre. The property is situated in an area of mixed commercial and residential use with nearby multiple retailers including Sainsburys, Wilkinsons and Cash Converters along with a number of Estate Agencies.

DESCRIPTION

The property comprises a mid-terrace building arranged on two floors with a retail area, kitchenette/staff room and WC on the ground floor. The first floor was originally designed as a 2 bedroom flat but it has been used as office accommodation. A bathroom and kitchen are also provided.

It has been finished to a high specification throughout to include a fully glazed frontage, gas fired central heating, and ceiling mounted air conditioning units, laminate floor and fire alarm system.

The property has an EPC rating of C-74. Certificate Ref No: 0380-0131-7589-2007-8006.

ACCOMMODATION

(Approximate Net Internal area)

Ground floor		
Retail area	66.12 sq m	712 sq ft
Staff room/kitchenette	23.49 sq m	25 sq ft
Storage	1.56 sq m	17 sq ft
Sub total	91.17 sq m	982 sq ft
First floor		
Offices	53.10 sq m	572 sq ft
TOTAL	144.27 sq m	1,554 sq ft

PLANNING

Within Class A2 of the Use Classes Order 1987.

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.

RATES

The entry appearing on the Valuation Office Agency website is as follows:

Rateable Value:	£10,750
Rate in £ 2019/2020:	0.493

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

TERMS

The property is offered by the assignment or subletting of an existing lease which expires on the 24th October 2032. The lease contains break clauses on the 24th October 2024 and 24th October 2027. Consideration will also be given to letting on a floor by floor basis.

RENT

£16,000 per annum exclusive.

VAT

The property is elected for VAT.

LEGAL COSTS

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

VIEWING

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