

TO LET

RETAIL

32 - 34 WESTGATE STREET, GLOUCESTER, GL1 2NG

SUBSTANTIAL RETAIL PREMISES

14,378 sq ft (1,335.72 sq m)



- City centre location
- Potential for alternative uses (subject to planning)
- Retail frontage: 40ft 2in (12.24m)
- Adjacent to Gloucester Cathedral

**JOHN RYDE
COMMERCIAL**

www.johnryde.co.uk

01242 576276





LOCATION

The Cathedral City of Gloucester is located approximately 110 miles to the west of London and is served by the M5 motorway (junctions 11 & 12) linking to Birmingham 45 miles to the north, Bristol 37 miles to the south, and is the 53rd largest settlement in the United Kingdom by population, having a population of £121,688 (2011 census).

Gloucester railway station has frequent trains to London Paddington, Reading, Bristol, Cardiff Central, Nottingham and Birmingham.

Westgate Street is one of the four main streets of Gloucester that meet at The Cross, the historic centre of the city, and provides access to the Cathedral and to Shire Hall.

32-34 Westgate Street is located in the pedestrianised section of Westgate Street, approximately 150 metres from The Cross, with the Cathedral directly to and visible from the rear of the property.

DESCRIPTION

The property comprises a mid-terrace five storey building of brickwork elevations under a mix of pitched and flat roofs.

Internally, the premises comprise retail space to the ground and first floors with ancillary accommodation to the basement, second and third floors, which is capable of being divided to provide accommodation suitable for a variety of uses along with residential accommodation to the upper floors, subject to obtaining the necessary planning consent(s).

The upper floors and basement are accessible from a separate front access which leads to a stairwell to the rear of the building which accesses all floors. The ground floor retail space also has access to the rear stairwell, and a single staircase also links the ground and first floors directly.

ACCOMMODATION

(Approximate measurements and floor areas provided by John D Wood & Co and not verified/measured by John Ryde Commercial)

Basement:	1,959 sq ft	181.99 sq m
Ground Floor:	6,525 sq ft	606.17 sq m
First floor:	4,863 sq ft	451.77 sq m
Second floor:	689 sq ft	64.01 sq m
Third floor:	342 sq ft	31.77 sq m
TOTAL:	14,378 sq ft	1,335.71 sq m

SERVICES

It is understood mains electricity, water and drainage are connected.

BUSINESS RATES

The premises are assessed at a Rateable Value of £68,500. Source: Valuation Office Agency website. See notes below.

LEASE TERMS

The premises are available on a new full repairing and insuring lease, for a period of years to be agreed, and incorporating periodic upward only rent reviews. A rent deposit may be required. Rent on application.

QUOTING RENT

On application.

VAT

The property is elected for VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The building is assessed at an energy efficiency rating of C67. A copy of the certificate is available on request.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

VIEWING

For further information or to arrange a viewing please contact the joint sole agents:

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&

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IMPORTANT NOTICES

SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND – None of these have been tested by John Ryde Commercial. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

BUSINESS RATES - Standard Uniform Business Rate Multiplier 2017/2018 47.9 pence in the pound. Small Business Multiplier 46.6 pence in the pound (applicable to rateable values under £15,000). Total exemption for qualifying parties for properties with rateable values under £12,000. Information obtained from www.gov.uk and rateable values from www.voa.gov.uk. To be verified by the new occupier. Transitional arrangements, eligibility for the Small Business Rate Relief scheme, or appeals against rateable value may affect the bill payable. For further information search 'business rates' at www.gov.uk.

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