

RETAIL UNIT TO LET
31 WESTGATE STREET, GLOUCESTER, GL1 2NW
GROUND FLOOR LOCK UP RETAIL UNIT IN BUSY CENTRAL LOCATION



LOCATION

The premises occupy an excellent position within the pedestrianised section of Westgate Street. The property is adjacent to Moss Bros and close to occupiers such as McDonalds, British Heart Foundation and Betfred, together with a number of independent retailers.

ACCOMMODATION

The property comprises a ground floor lock-up retail unit providing the following approximate floor areas & dimensions.

Ground Floor NIA: 59sq.m / 635 sq.ft
Staff kitchen & WC facilities are located towards the rear of the ground floor.

TERMS

New lease terms to be agreed, subject to an effectively full repairing and insuring lease.

QUOTING RENT

£13,500 per annum exclusive

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

EPC

Available upon request

VAT

To be confirmed whether VAT is applicable.

SERVICE CHARGE

N/A

RATEABLE VALUE

£13,500 (April 2017)
UBR: 0.512 (2020/2021)
(No rates payable until 1st April 2021)

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement only with sole agents:
DTR Surveyors 07986 960494 / 029 20 372599
David.Rowlands@DTRSurveyors.com
Ref: Feb 2021