



**Ground Floor Retail, 52-56 Southgate Street,  
Gloucester, GL1 2DR**

**Subject to contract**

- Prominent Position
- Central Location
- New Lease Available
- Close Proximity to Gloucester Docks and Gloucester Quays

## Location

Gloucester is an important regional centre with superb road and rail connections. The city is currently experiencing a large wave of development with new and completed developments at The Forum, Bus Station, Food Dock, Kings Square and the conversion of the Former Debenhams into University of Gloucestershire Campus.

The Property is located on Southgate Street within easy reach of the City Centre amenities and adjacent to the wide array of leisure and retail opportunities at Gloucester Docks.

## Description

The Property comprises the ground floor of a modern four storey building with residential apartments above. The building benefitted from a wholesale refurbishment and extension in 2009 and has most recently been used for retail purposes, therefore we understand that the Property will be suitable for all uses within Class E; retail, office, café, restaurant, clinic etc.

## EPC

The ground floor retail has been assessed with a rating of B-35. For more details, please contact the office.

## Business Rates

The ground floor retail has a rateable value of £32,250. Please contact the local authority for details of rates payable.

Source: gov.uk website

## Accommodation

We calculate the following approximate Net Internal Area;

Floor	Unit	Size sq ft	Size sq m
Ground	Retail	2,660	247.1
TOTAL		2,660	247.1

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

We understand that VAT will be payable.

## Terms

A new lease is available on FRI terms with duration to be agreed. The quoting rent is £30,000 per annum, exclusive.

## Viewing

By appointment only with the sole agents.



Ground Floor Internal