

Shop To Let

6 Northgate Street, Gloucester
GL1 1SE



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Location

The Cathedral city of Gloucester is well served by the M5 motorway (Jc 11 & 12) and is approx. 45 miles south of Birmingham and 32 miles north east of Bristol. It has a population of approx. 121,688 (2011 census).

The property is situated in a prominent position adjacent to **EE** and **Fone Square** and close to **Sports Direct**, **TK Maxx**, **Pandora Jewellers**, **O2**, **Coffee#1** and **Bon Marche**. It is also close to the former Debenhams Store, recently acquired by Gloucester University.

Description

The premises are arranged over ground and three upper floors providing the following approx. dimensions and floor areas, measured on a net internal basis: -

Floor	Sq m	Sq ft
Shop Width (max)	4.86m	15ft 11in
Shop Depth	12.80m	42ft 0in
Ground Floor Sales	59 sq m	639 sq ft
First Floor	32 sq m	343 sq ft
Second Floor	32 sq m	344 sq ft
Third Floor	32 sq m	347 sq ft

Lease Terms

Available by way of a new lease for a term to be agreed.

Commencing Rent

Rental offers in the region of £25,000 per annum are invited.

or further information please contact:

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Planning

The premises fall within Class E of the Town and Country Planning (Use Classes Order) 2020. Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value (2023): £18,750
UBR (2023/24): £49.9p

Interested parties may benefit from rates relief if applicable and should carry out their own investigations.

EPC

An EPC has been commissioned and is available on request.

Legal Costs

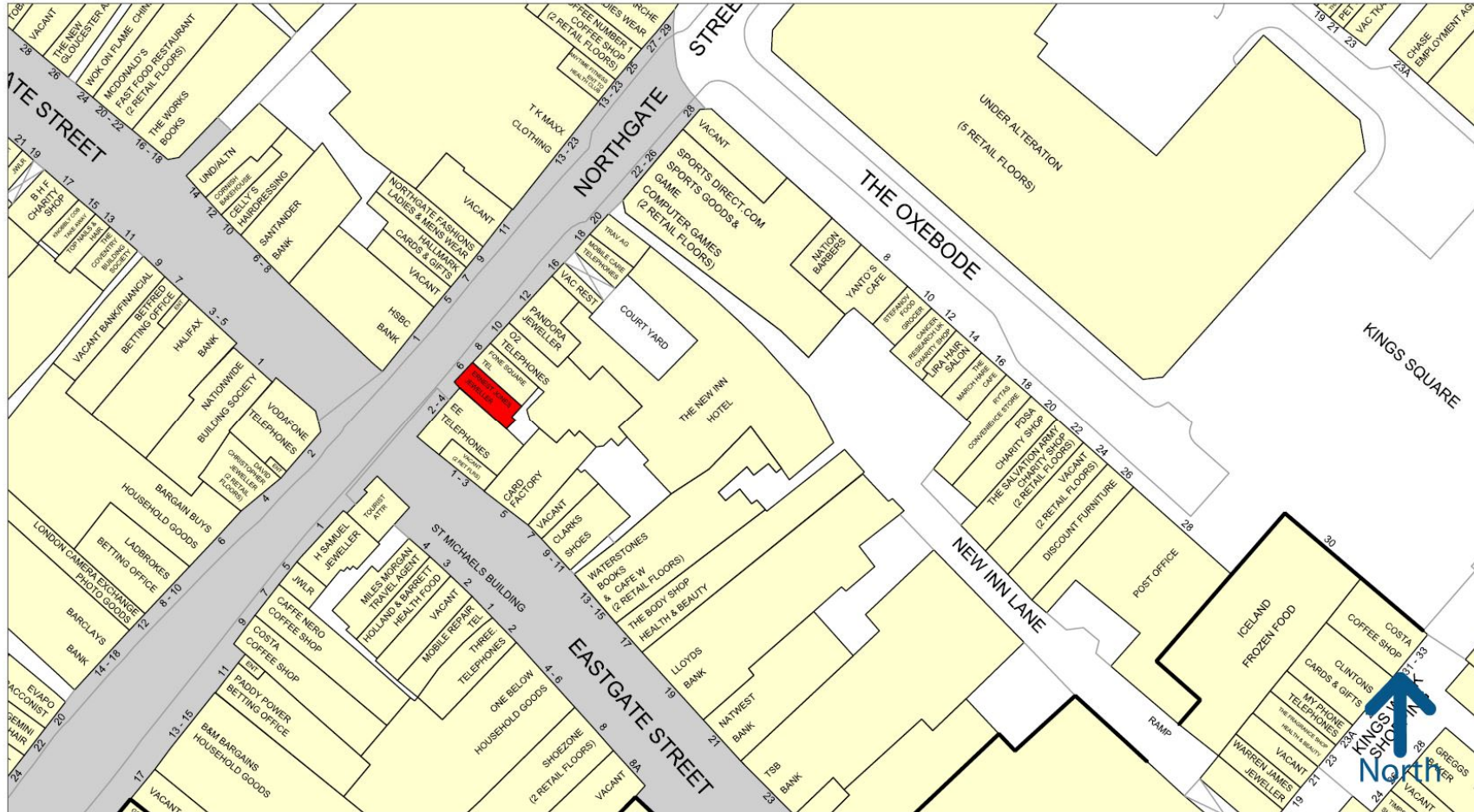
Each party to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be payable on the rent.

Subject to Contract

May 2023



50 metres



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