

# FOR SALE– Retail Premises

25 Westgate Street, Gloucester, GL1 2NW

**BK** Bruton Knowles

est.1862



- Freehold Available
- 3 Story Property
- Town Centre

# FOR SALE/ TO LET – Retail Premises

25 Westgate Street, Gloucester, GL1 2NW

## LOCATION

Westgate Street is widely regarded as being within the prime retail location in the City centre and is situated within the historic Cathedral Quarter. The property is located within walking distance of Gloucester Cathedral and the Cross. Gloucester Quays lies to the south of the property with abundant pay and display car parking facilities. Gloucester bus and railway stations are also within easy walking distance.

## DESCRIPTION

The property comprises a Georgian style town premises arranged over 4 stories with separate basement area under a pitched tiled roof. Internally the property is decorated to a good standard and is currently used as a tattoo and piercing parlour 'Bizarre'. Gloucester has witnessed a substantial improvement in investor sentiment over recent years and a number of high value development schemes have come to fruition. The ground-breaking £117 million joint development of Kings Square by Reef Developments and Gloucester City Council followed close on the heels of the successful redevelopment of the neighbouring bus station and the Blackfriars student accommodation scheme. Nearby occupiers include; McDonalds, British Heart Foundation and Nationwide bank.

## BUSINESS RATES

We understand the rateable value to be: Description:

Shop and Premises Rateable Value - £13,000

We advise any interested purchaser to make their own enquiries with the Valuation Office Agency.

## GUIDE PRICE

£275,000

## ACCOMMODATION (NIA) Approx.

Floor	Sq. M	Sq. Ft
Ground Floor	62.97	678
First Floor	28.81	310
Second Floor	27.14	292
Third Floor	30.58	329
<b>Total</b>	<b>149.50</b>	<b>1,609</b>

## VAT

The property purchase price is subject to VAT (if applicable).

## EPC

An EPC is to be commissioned ahead of a sale.

## PLANNING PERMISSION

We are advised that the unit currently falls under use class E of the Town and Country Planning Order (as amended).

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## VIEWINGS & FURTHER INFORMATION

If you require any further information or would like to arrange a viewing, please do not hesitate to contact Bruton Knowles on the details provided. Viewing appointments available on request, strictly by appointment with Bruton Knowles.

**Subject to Contact – November 2022**

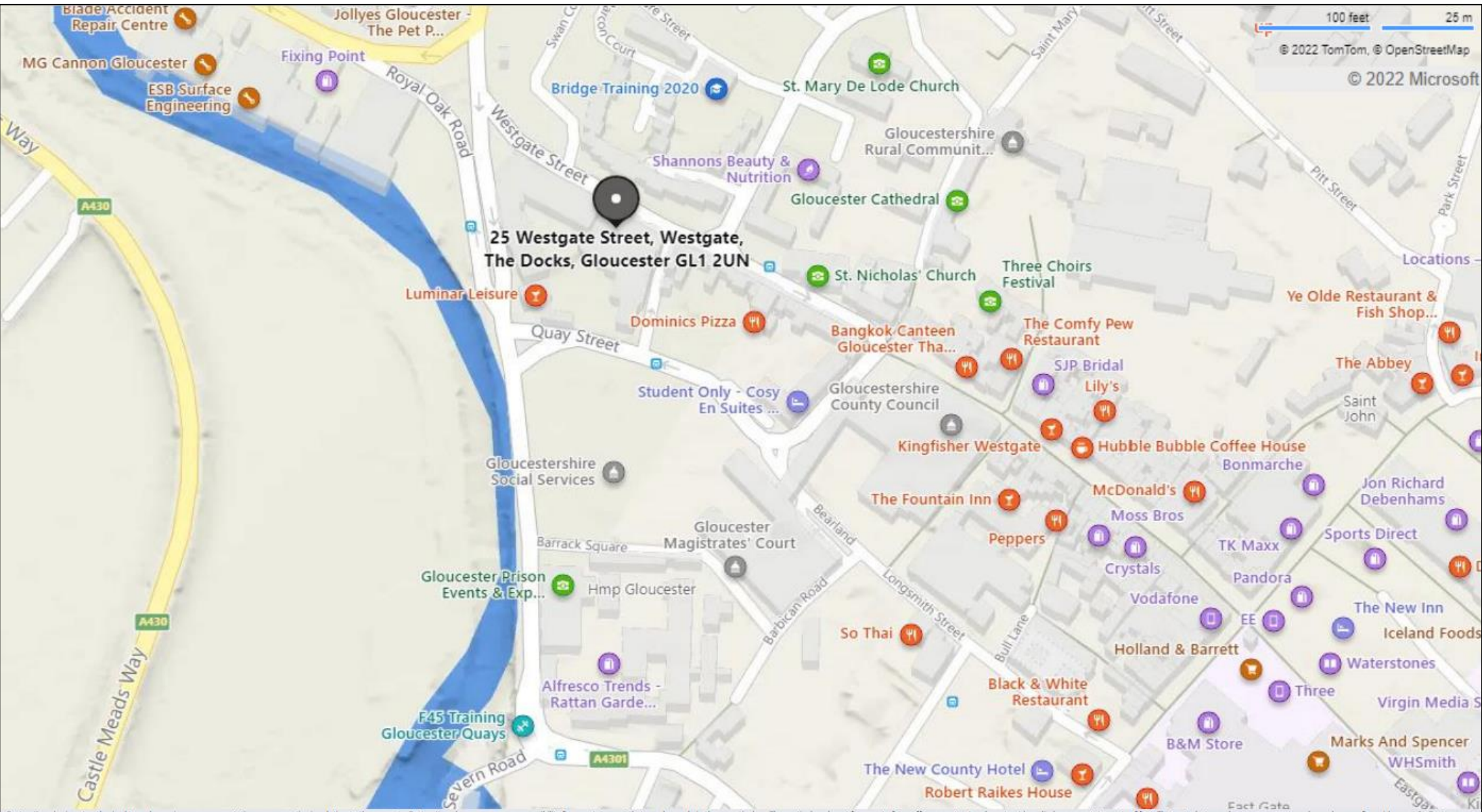


Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

# FOR SALE/ TO LET – Retail Premises



25 Westgate Street, Gloucester, GL1 2NW



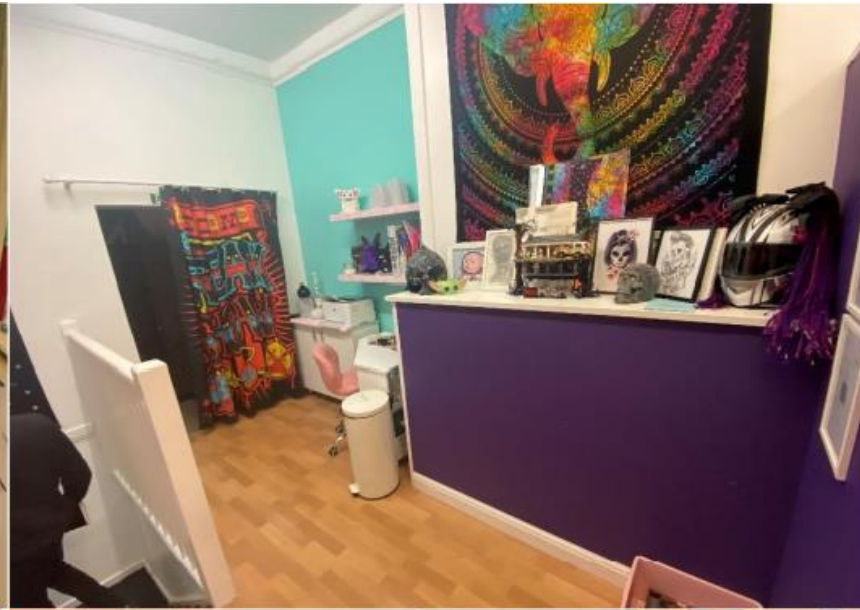
Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

# FOR SALE/ TO LET – Retail Premises

**BK** Bruton Knowles

est. 1862

25 Westgate Street, Gloucester, GL1 2NW



## CONTACT

Phoebe Harmer

**Property Assistant**

07516 507939

[Phoebe.harmer@brutonknowles.co.uk](mailto:Phoebe.harmer@brutonknowles.co.uk)



**BK** Bruton Knowles

est. 1862

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF