

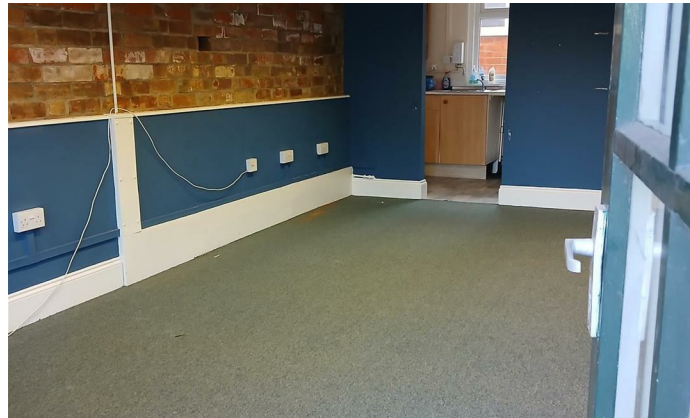


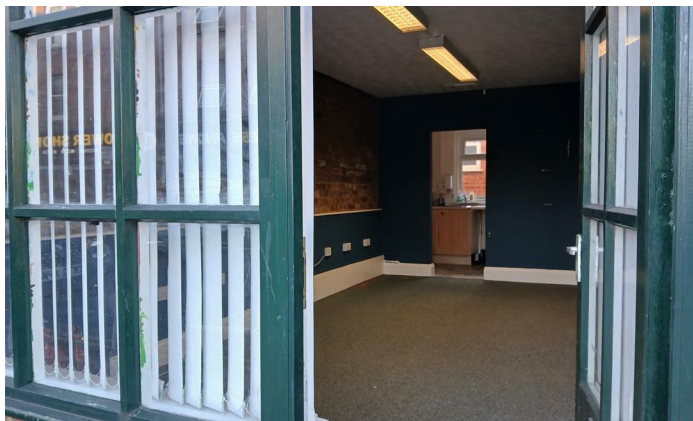
144 Southgate Street
Gloucester GL1 2EX

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

£580 Per Month

Located close to Gloucester Quays on Southgate Street, available TO LET - Potential for BARBERS/NAIL BAR/SHOP/BUSINESS. Approximately 278 sq ft. for the main ground floor retail space with a kitchen, WC and small back courtyard. This unit was previously run as a very successful barbers shop, but in recent years has been used as an office/consulting room by the Evangelical Church. Available from 20th June 2026





RETAIL UNIT- DESCRIPTION

28'8" x 9'8" (8.76 x 2.949)

The unit is on ground floor level with a glazed shop front forming part of a two storey terraced building on Southgate Street

Approximate net internal area

Retail 25.8 m2 (278 Sq Ft)

Kitchen with sink

WC

Courtyard

Retail accommodation- Potential for a variety of uses- such as Barber/Nail Bar/Cafe/Takeaway, subject to the necessary planning consent.

LOCATION

The property is situated in busy location close to The Quays, close to The Tall Ships public house, and next to The Evangelical Church being a short distance from Gloucester City Centre. This is a high-density area with a mixture of residential and commercial units and eateries.

RATABLE VALUE

The Rateable Value listed on the Valuation Office Agency website is £5,000 as at 1 April 2026. Listed as

Office and Premises. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

PLANNING

The property has recently been used within Class E (previously Class A2 Fincancial & Professional) of the Users Classes Order 1987, but prospective occupiers should check alternative uses subject to the necessary consent being obtained.

RENT

£6,960.00 per annum exclusive. Payable Quarterly in advance

VAT

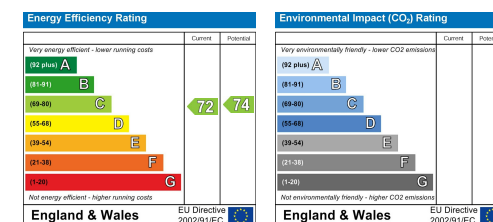
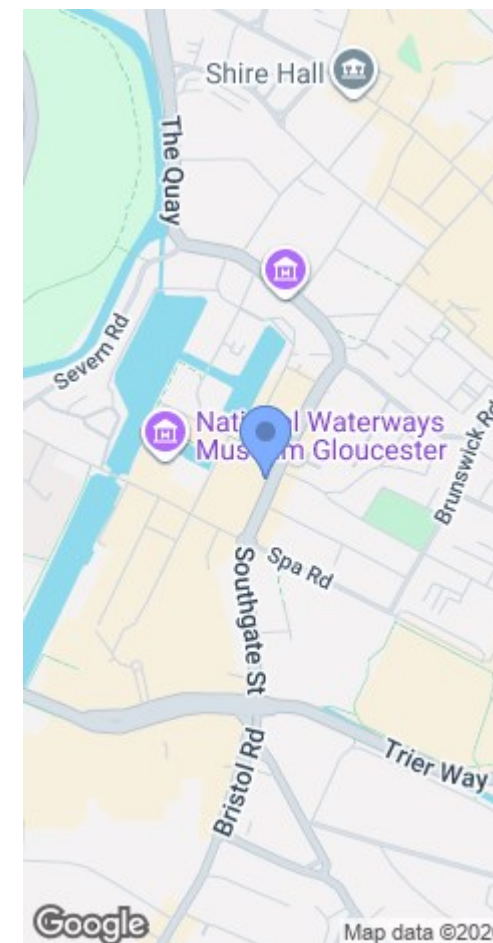
The property is not subject for VAT

EPC

An EPC rating is a C

Legal Costs

Each party to bear their own legal costs.



MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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