

# TO LET

## 3 STOREY RETAIL UNIT

### 1,660 SQ FT (154.3 SQ M)

**Kurt Wymman**  
Surveyors & Property Agents



**48 Westgate Street, Gloucester GL1 2NF**

**Prominent Location | Excellent Retail Position | New Lease available.**



## LOCATION

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The property fronts directly on to Westgate Steet in Gloucester City Centre . Within the popular Westgate Quarter the area is famously known for its historical links with the Cathedral which is located within a short distance of the property.

Gloucester City is undergoing large scale development with the creation of the new 'Forum' complex and the re-development of the former Debenhams site for a new University Campus.

## DESCRIPTION

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A well located 3 Storey commercial building positioned in the pedestrianised section of Westgate Street. Suitable for a range of uses.

The main features comprise :-

- Glazed shop front and entrance door
- Ground floor - Open plan retail accommodation and store room to the rear.
- First Floor - Open plan Store Room/retail area, WC and Kitchenette
- Second floor- open plan retail/office accommodation.

The building has excellent natural light throughout with feature wooden floors.



## KEY INFORMATION

### SERVICES

Mains water, drainage, gas and electricity are connected to the property. Air conditioning is installed to floors 1 and 2.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

### BUSINESS RATING

The 2023 Rating list shows the property is described as 'Shop and Premises' with a Rateable Value of £17,250.

### QUOTING TERMS

The property is available by way of a new lease on a Full Repairing and Insuring basis for a negotiable term of years.

### QUOTING RENTAL

£30,000 per annum exclusive to be paid quarterly in advance.

### LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

### VAT

All prices are quoted exclusive of VAT.



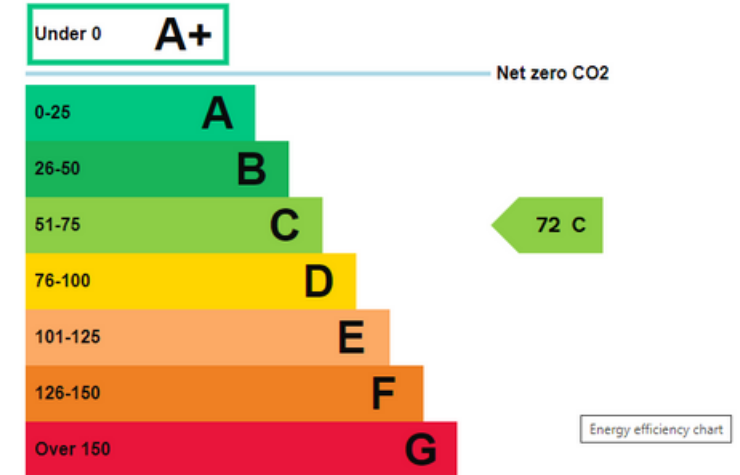
## KEY INFORMATION

### EPC

The property has an EPC rating of C60.

### Energy rating and score

This property's energy rating is C.





**ALL VIEWINGS BY PRIOR APPOINTMENT WITH KURT WYMAN SURVEYORS**

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