

TO LET

Retail Unit

720 Sq ft (66.90 Sq m)

Kurt Wymman
Surveyors & Property Agents



8, Worcester Street, Gloucester GL1 3AA

City Centre Location | Allocated Parking | Ground Floor Unit



LOCATION

The property fronts directly onto Worcester Street to the North of the City and a short walk from the new 'Forum' Development.

Additionally the City's main bus and railway stations are within easy walking distance.

Worcester Street offers mixed use offices, retail and predominantly estate agency occupiers.

DESCRIPTION

- An end terrace ground floor retail unit offering 3 distinct work areas.
- The area is a well established commercial location on the edge of the City's main retail area and is particularly popular with Estate Agents.
- Glazed shopfront and pedestrian door fronting directly onto Worcester Street.
- Internally the property is self contained with WC & kitchen area.
- The property benefits from a single parking space to the rear.
- May suit a variety of uses (STP)



KEY INFORMATION

SERVICES

Mains water, drainage and electricity are connected to the property. Heating is via wall mounted electric radiators.

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

EPC RATING

The property is currently assessed at C60

RATING

The property is described as 'Shop & Premises' with a rateable value of £9,000 .

QUOTING TERMS

£12,000 per annum exclusive

LEGAL COSTS

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

VAT

VAT is not chargeable on this Rental.



**ALL VIEWINGS BY PRIOR
APPOINTMENT WITH KURT
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