

# TO LET

## HIGH QUALITY RETAIL/OFFICE

640 SQ FT (59.4 SQ M)

**Kurt  
Wyman**  
Surveyors & Property Agents



**The Rotunda, Westgate House, Westgate Retail Park, Gloucester, GL1 2RD**

**May Suit A Range Of Uses | Ample Parking | Close to City Centre**



## LOCATION

The property is situated on the popular Westgate Retail Park on the edge of Gloucester City Centre.

The site benefits from excellent road links being on the cities inner ring road with convenient access to the M5 motorway and wider road network.

Other occupiers include Dunelm, Biz Stationary, Jollyes Pet Store and Majestic Wines.

## DESCRIPTION

The accommodation is on the ground floor within a detached Georgian building.

The main features are:

- Open plan accommodation
- Period features
- Kitchen and WC facilities within unit
- Excellent location
- Ample car parking
- Suitable for a range of uses
- Excellent natural light
- Timber floors.



## KEY INFORMATION

### SERVICES

Mains water, drainage and electricity are connected to the property.

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

### RATING

The 2023 Rating list shows the property is described as 'Bridal Shop' with a Rateable Value of £11,250.

### QUOTING TERMS

The unit is available on flexible terms. Further information from the letting agents.

### QUOTING PRICE

£14,500 per annum exclusive.

### SERVICE CHARGE

A charge is made to cover the upkeep and maintenance of the common parts of the estate and building.

### LEGAL COSTS

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

### VAT

VAT is applicable on the rent and service charge.

### EPC

TBC.



**ALL VIEWINGS WITH PRIOR  
APPOINTMENT WITH JOINT AGENTS:**

**KURT WYMAN SURVEYORS**

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