

FOR SALE/ TO LET – Retail Premises

BK Bruton Knowles

est.1862

25 Westgate Street, Gloucester, GL1 2NW



- Freehold or Leasehold Available
- 3 Story Property
- Town Centre

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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.

TENURE

Freehold or Leasehold.

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

Offers are invited on a private treaty basis in excess of £299,000 Subject to contract. Leasehold on application.

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
Total	149.50	1,609

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

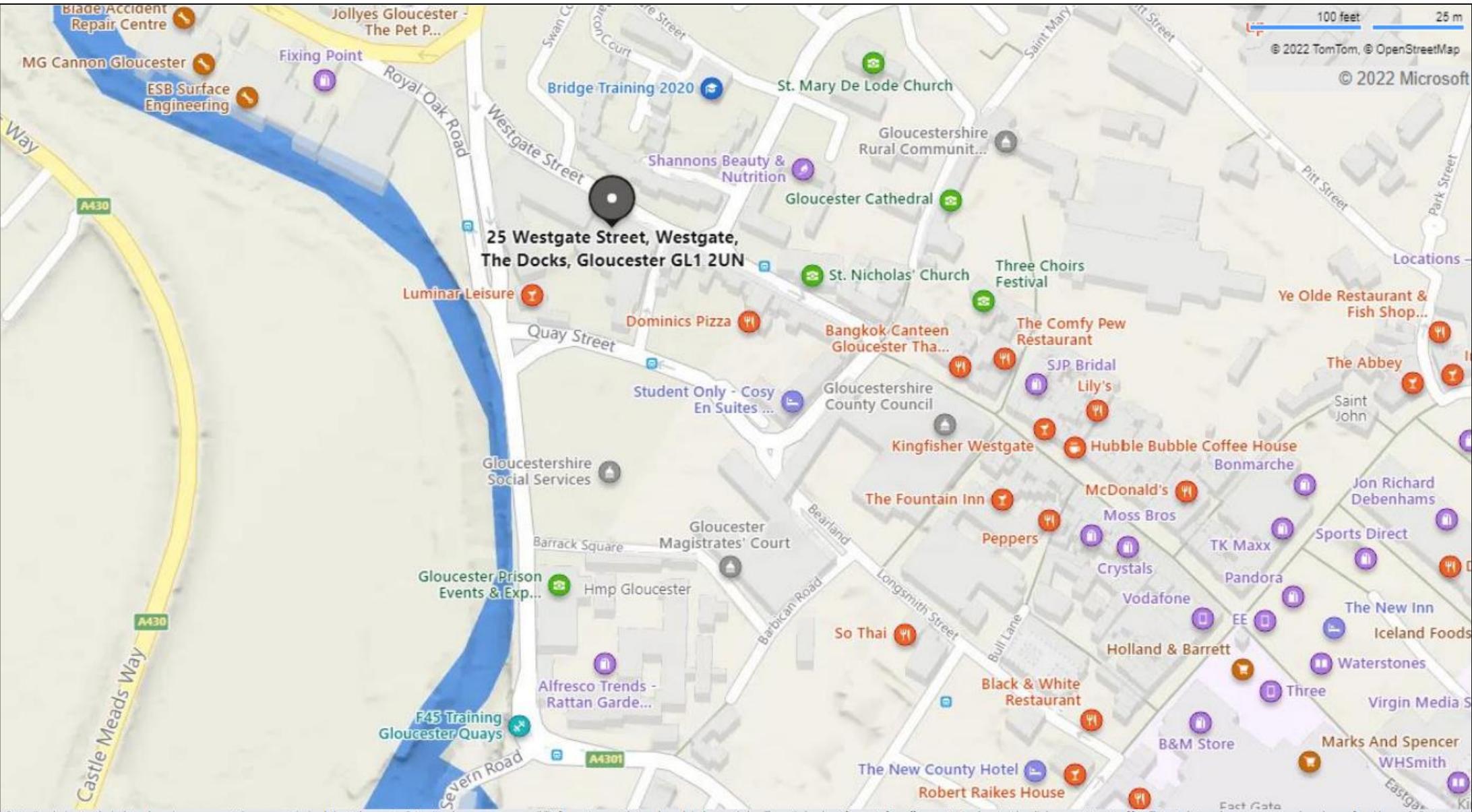


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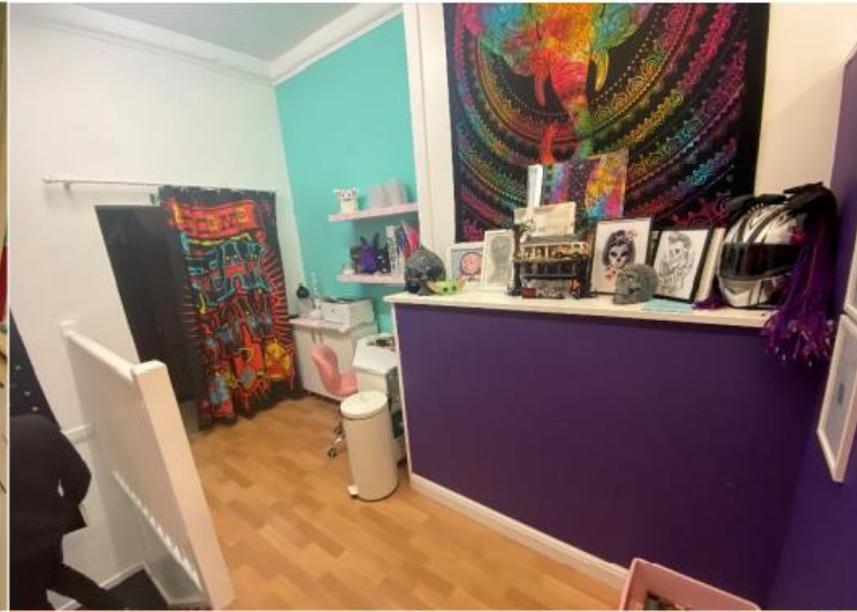
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CONTACT

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