

# TO LET – Period Office Space with Cathedral Views

**BK** Bruton  
Knowles

est.1862

9a College Green, Gloucester Cathedral, Gloucester, GL1 2LX



- £5,685 per annum ex.
- 432 Sq. Ft
- Stunning views of Gloucester Cathedral

[www.brutonknowles.co.uk](http://www.brutonknowles.co.uk)

01452 880000

CODE 5496



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## LOCATION

Gloucester is a city and district in southwest England, the county city of Gloucestershire. Transport links to the city are good with Junctions 11, 11a and 12 of the M5 Motorway in close proximity. The property is located in an attractive position within the Gloucester Cathedral grounds. The area is accessed from College Street via Westgate Street. Westgate Street is one of the main arterial retail avenues in the city centre. Amenities are well provided for in the vicinity with coffee shops, eateries and retail outlets nearby.

## DESCRIPTION

The property comprises a spacious ground floor office suite in an attractive Grade II\* Listed former dwelling. The suite is accessed via a communal hallway and once inside comprises an entrance hall leading onto a front meeting room with views towards the Cathedral. There is a private kitchen, single WC and main open plan office space to the rear. The suite has many attractive period features and has recently been refurbished.

## PLANNING

We understand the property falls under use class E (offices) under the Use Classes Order 1st Sept 2020.

## ACCOMMODATION (ITZA)

AREA	SQ M	SQ FT
Ground Floor	40.13	432
<b>Total</b>	<b>40.13</b>	<b>432</b>

## RATES

We understand the Rateable Values as of 31st March 2017 to be £2,950

We do however recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

## EPC

An EPC is to be commissioned.

## LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

## TERM

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

## RENT

£5,685 per annum exclusive.

## SERVICE CHARGE

The service charge for the current year is £220. Insurance figure is currently £201.65 (subject to rise in June)

## VAT

VAT will be applied to all costs.

## VIEWING

By appointment only with the sole agents Bruton Knowles.

## FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

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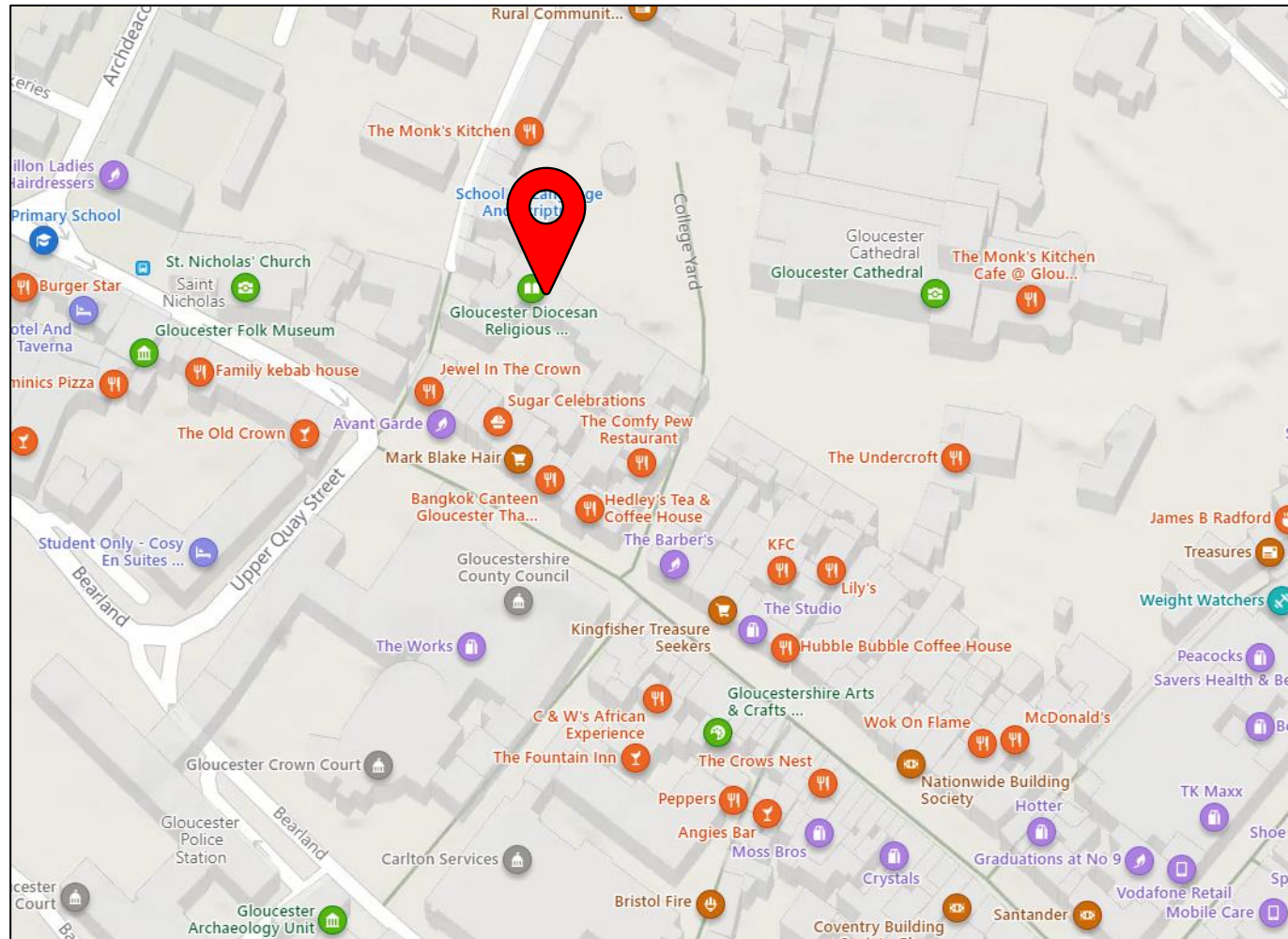
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*Subject to Contract May 2022*

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