

TO LET Town Centre Retail Unit

46-50 Southgate Street, Gloucester, GL1 2DR



- Town Centre Prominence
- 5,653 Sq. Ft
- £45,000 Per Annum Exclusive
- Parking Available

TO LET Town Centre Retail Premises

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Location

Southgate Street is one of Gloucester's key commercial destinations, offering a vibrant mix of retail, office, and hospitality spaces. Situated between the city centre and the historic Gloucester Docks, this prime location benefits from high footfall, excellent transport links, and a dynamic business environment.

The street is home to a variety of businesses, from independent boutiques and cafés to national retailers and professional services. With ongoing regeneration efforts enhancing the area's appeal, Southgate Street presents an excellent opportunity for businesses seeking visibility and growth.

Description

46–50 Southgate Street is a versatile and well-located commercial property, offering excellent exposure in a busy city-centre setting. Its flexible layout and mix of open-plan and ancillary spaces make it suitable for a wide range of uses, including retail, office, or food and beverage.

The property will be let in white box condition.

Accommodation

	Sq ft	Sq m
Ground Floor Retail and Stores	5,653	525
Total (NIA)	5,653	525

Parking

2 parking spaces will be allocated to the unit

Rates

Description: Restaurant and Premises

Rateable Value: £32,750

Energy performance certificate

A new EPC to be commissioned.

Rent

£45,000 per annum exclusive.

Terms

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

Service Charge

Service charge is payable on an apportionment basis for the upkeep and maintenance of common areas.

VAT

The property is elected for VAT and it is therefore applicable on all costs unless stated otherwise

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

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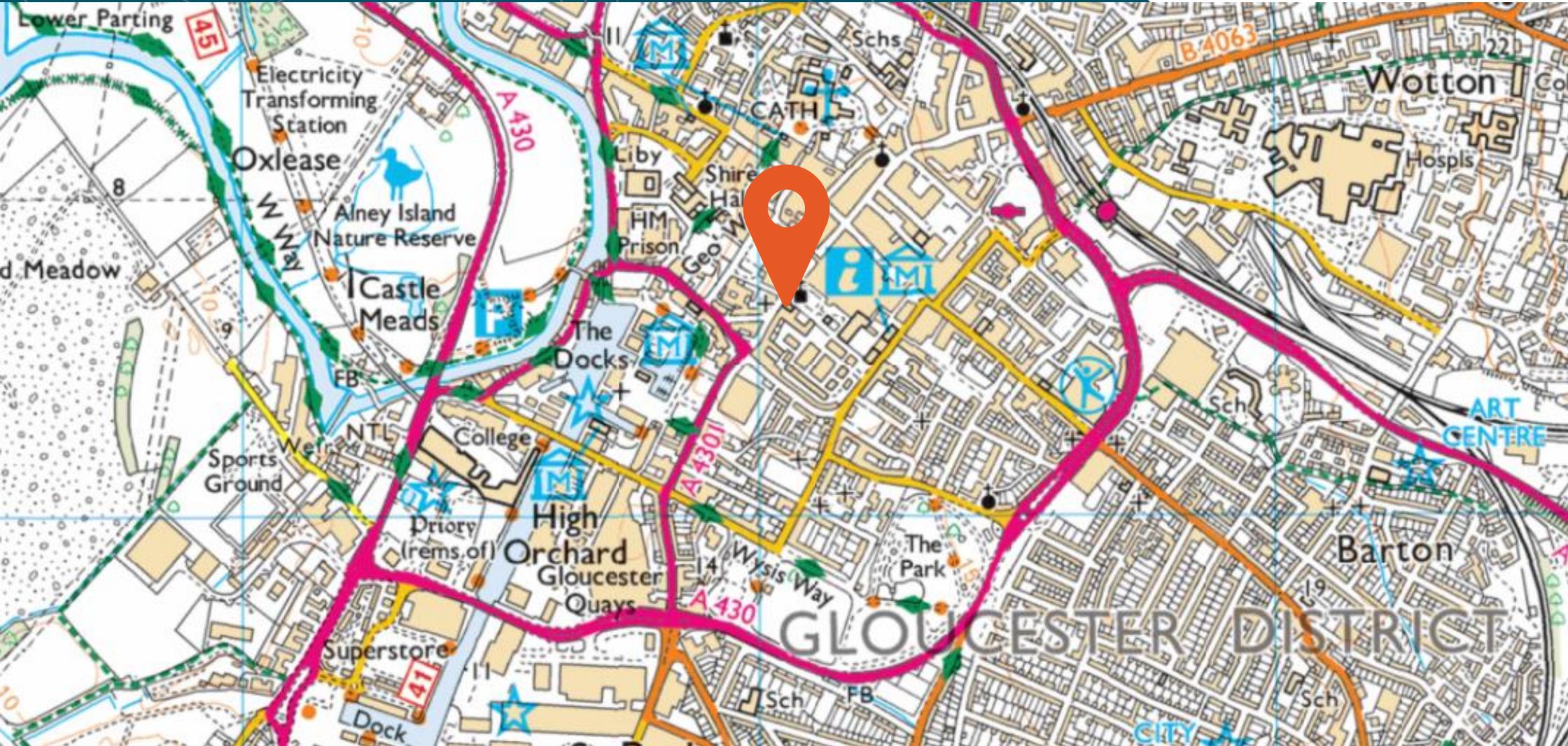
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For Sale | Code 6966

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