



TO LET

1ST, 2ND, & 3RD FLOORS, 8 – 10 & PT 12, SOUTHGATE STREET, GLOUCESTER, GL1 2DH

INCENTIVES AVAILABLE

LOCATION

Gloucester city has a population of approximately 132,500* people and is a popular tourist destination with attractions to include Gloucester Cathedral and Gloucester Docks which is home to the Gloucester Quays Outlet Centre and The National Waterways Museum. <https://www.visitgloucester.co.uk/things-to-do>

It is also home to Hartpury College and University which has a student population of c.3,600

The subject premises front the pedestrianised Southgate Street in central Gloucester, in between The Cross which is the junction where Northgate Street, Westgate Street, Eastgate Street, and Southgate Street meet and the side entrance to the Southgate Shopping Centre.

These upper floor are above Ladbrokes which adjoins Bargain Buys and London Camera Exchange, whilst opposite Paddy Power, Costa Coffee, Café Nero, and Marks and Spencer. Other retailers along the street include, Johnsons Dry Cleaner, Barclays Bank, EE Telephones, and H Samuel Jeweller.

ACCOMMODATION

According to the VOA, the approximate net internal floor areas are:

First Floor:	175.8 m ²	(1,892 ft ²)
Second Floor:	119.3 m ²	(1,284 ft ²)
Third Floor:	27.6 m ²	(297 ft ²)

CONTACT

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IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

LEASE

Available by way of new full repairing and insuring lease for a term to expire 1 October 2025 and granted outside the Landlord and Tenant Act 1954.

RENT

Offers in the region of £9,950 per annum exclusive.

SERVICE CHARGE & INSURANCE

A service charge will be levied for the general upkeep, maintenance and managements of the entire building on an as and when basis. The Landlord will insure the building and reclaim the premium from the tenant.

USES

The lease permits the premises to be used for offices although other uses may be considered, subject to landlord's consent.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £12,250

Interest parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A certificated will be prepared.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Timothy Edgell: timothy.edgell@carterjonas.co.uk / 0117 363 5702 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222 at this office.

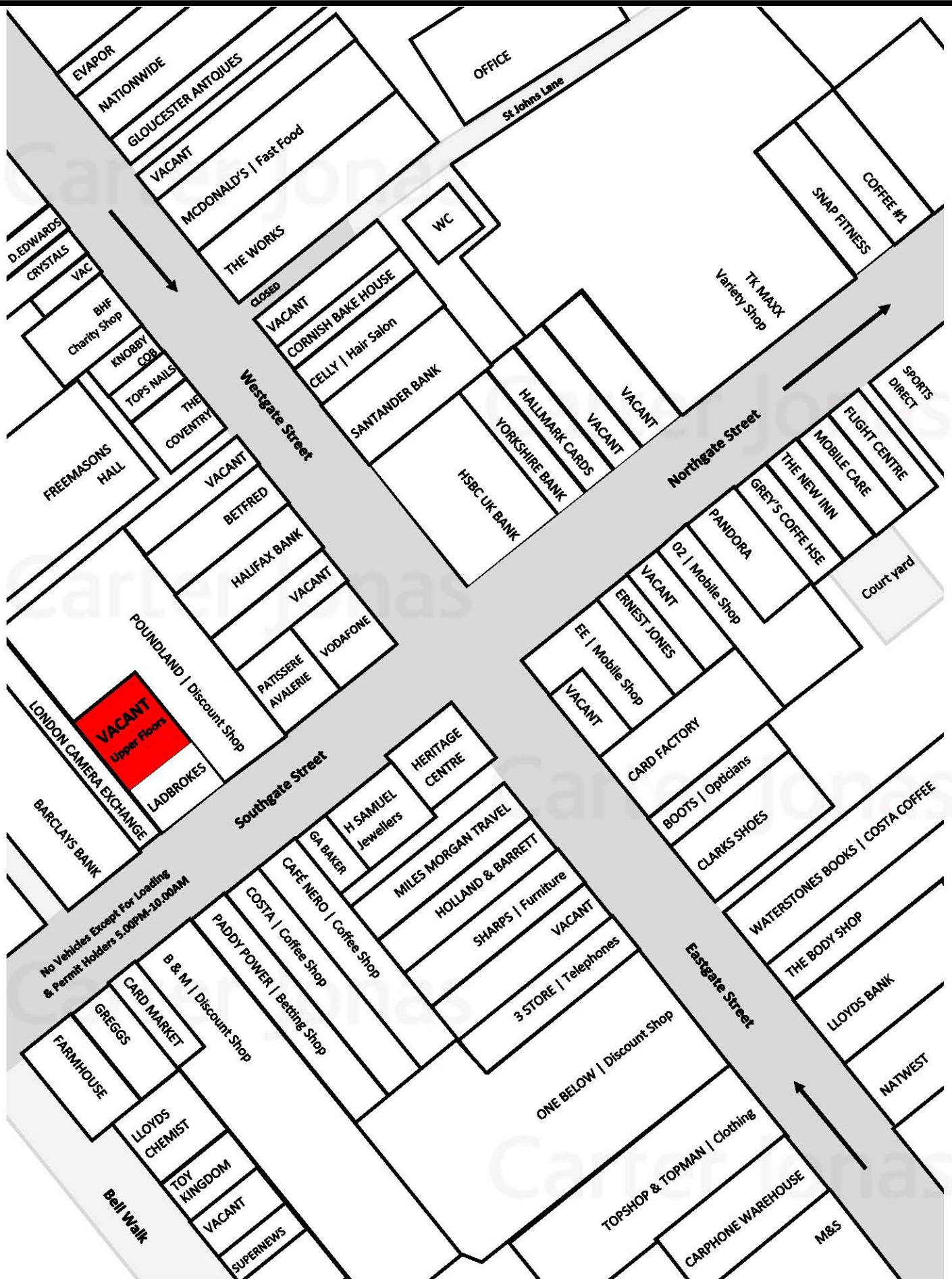
For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial



SUBJECT TO CONTRACT October 2022

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This street plan is for identification purposes only and is not to scale.