



RETAIL SHOP TO LET

37 - 41 Southgate Street

Gloucester
GL1 1TX

High Street Retail Shop
Approximately 1,371 Sq Ft (127.63 Sq M)

- High Footfall Retail Pitch
- High Street Frontage
- New Lease Available
- Strong Trading Central Location



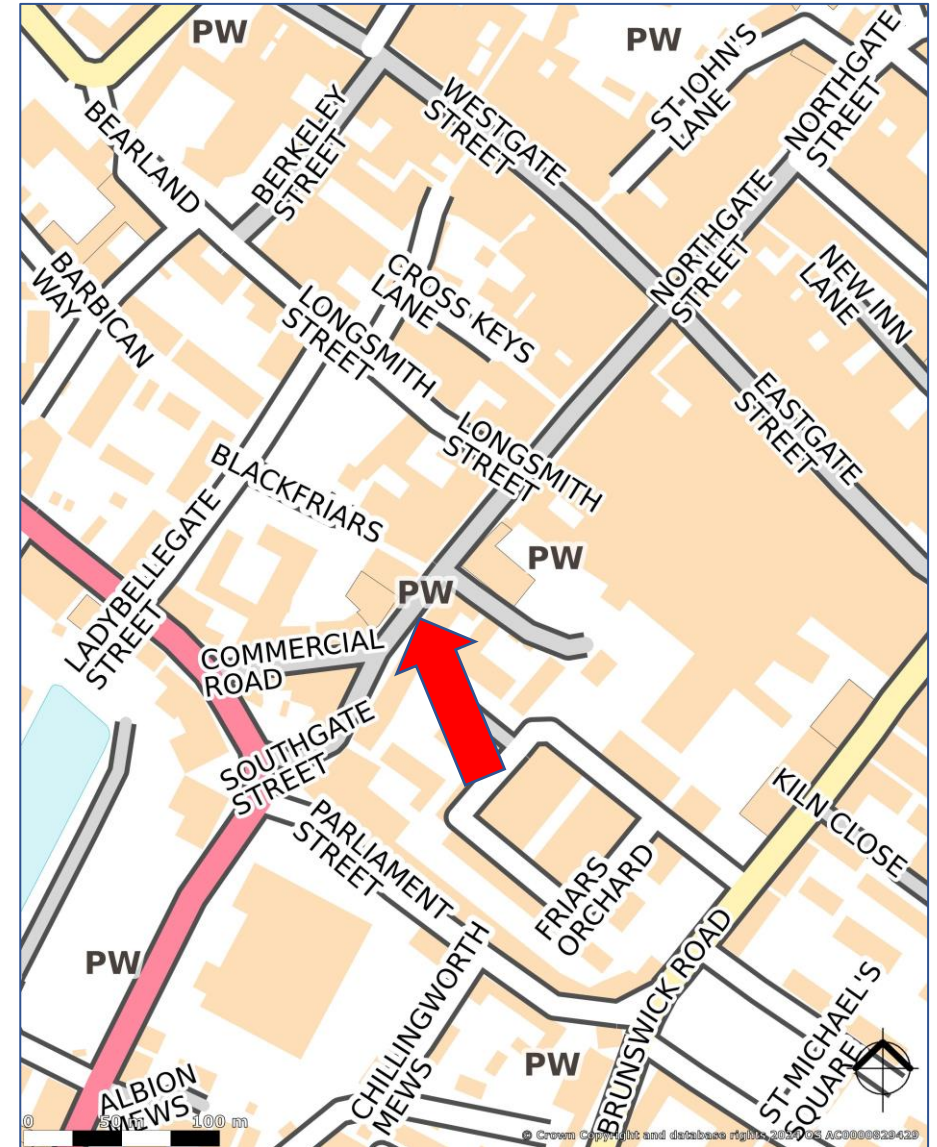
Location

Gloucester is a historic Cathedral City conveniently situated 10 miles west of Cheltenham, and 35 miles north east of Bristol. Road connections are excellent with easy access to the M5 Motorway via Junctions 11, 11A and 12.

The property is prominently located on the corner of Southgate street and Greyfriars Street, being in the heart of Gloucester city centre.

Southgate Street forms one of the 'Gate Streets', providing for one of the city's traditional high street shopping / retail areas.

The subject property is positioned prominently along Southgate Street, in the pedestrian link between the cross (the junction of the 'Gate Streets') and Gloucester Docks and Gloucester Quays.



Description

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The property comprises a ground floor retail unit located in a prime retail location, benefitting from glazed frontage to the high street. The property comprises the main retail area, kitchenette, stores and a disabled WC. The premises is carpeted and decorated throughout

The upper floors have been converted to residential use.

Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, with contribution for service charges and buildings insurance.

Rent

£25,000 per annum exclusive.

Energy Performance Certificate

An EPC has been commissioned.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The Valuation Office Agency website shows a Ratable Value of £24,000.

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of rating assessment.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Accommodation

All measurements are approximate Net Internal Areas.

Area	Sq Ft	Sq M
Ground Floor Retail	1,371	127.63



Additional Information

Services

We are advised that main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Asbestos Regulations

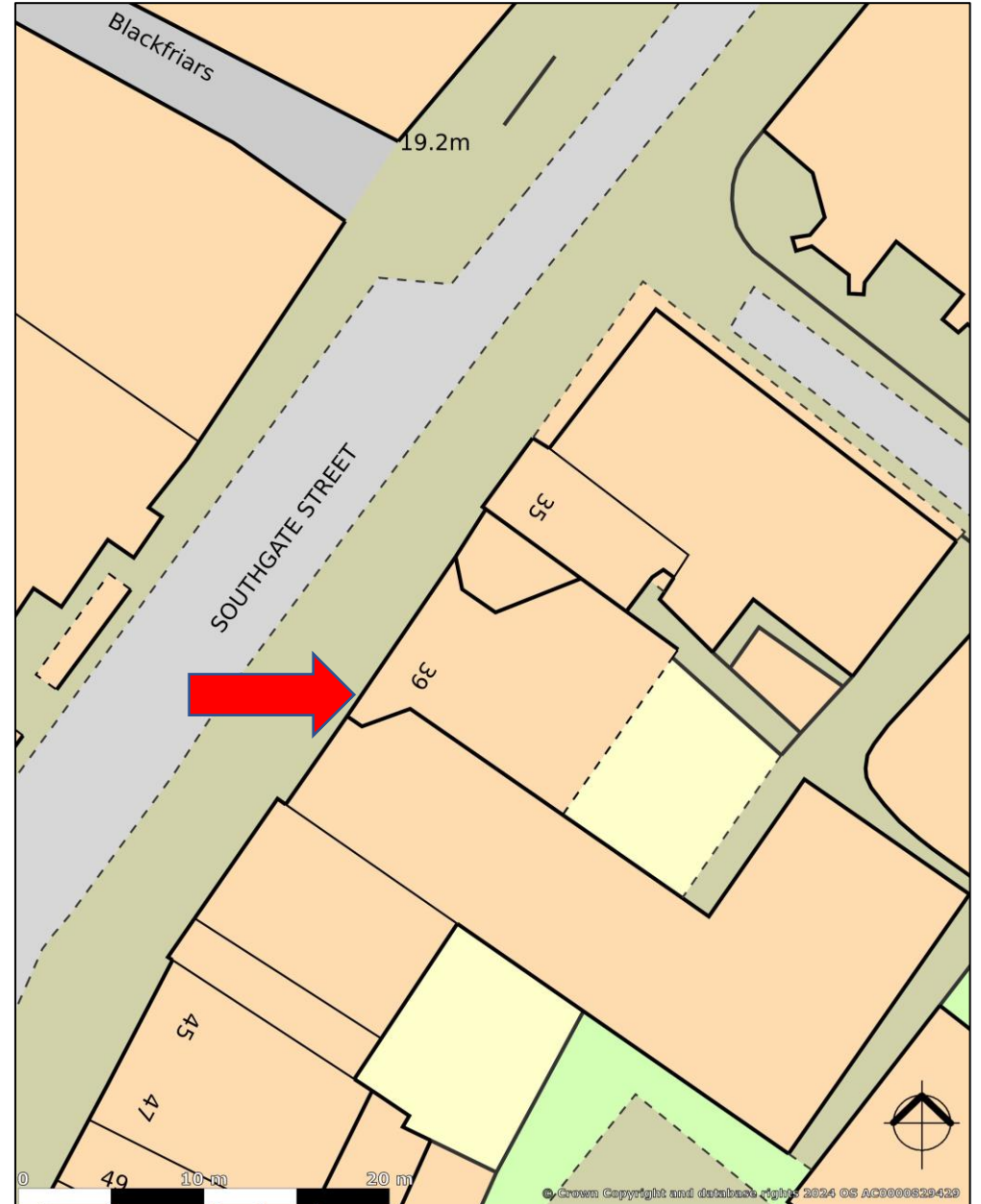
It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
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Gloucester Business Park
Gloucester
GL3 4AA

www.alderking.com

AK Ref: GN/N100745
Date: November 2024
Subject to Contract



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Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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