

# COMMERCIAL UNIT TO LET IN GLOUCESTER CITY CENTRE

Block B (Unit 2) Friars Orchard, Brunswick Road, Gloucester, GL1 1HT



*Indicative image of the unit following proposed landlords works*

- Class E—Suitable for a variety of commercial uses  
**Excellent opportunity for retail / café / yoga / office / medical etc!**
- Excellent location within Gloucester city centre
- Rent only £13,000 pax
- Low business rates

Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The property is located within Gloucester city centre, being very well situated only a short walk from The Cross where Eastgate Street, Northgate Street, Southgate Street and Westgate Street all converge. The unit benefits from excellent public transport links being within a short walk of Gloucester Transport Hub which provides bus and train connections.

## DESCRIPTION

The property comprises a new build commercial unit which may be suitable for a wide range of uses to include retail, café, leisure, medical or offices. There is no car parking with the property, however, there is public and on street parking available within the area.

The landlord is willing to do a basic fit out of the unit or offer a rent free period (should the tenant wish to carry out the work themselves).

## ACCOMMODATION

We understand the property has the following approximate net internal areas:-

UNIT	SQ M	SQ FT
Unit 2	76.17	820

## RENT

Rent only £13,000 pax

## PLANNING

Use Class E— the property benefits from a wide variety of commercial uses such as retail, offices, yoga studio, gym, café, consulting rooms and medical. Interested parties are advised to make their own enquiries direct with the Local Authority in this regard.

## BUSINESS RATES

We would recommend that interested parties make their own enquiries directly with the Local Authority in relation to the business rates liability given that the properties are currently not assessed.

## VAT

We understand that the property is elected for VAT and that VAT is payable upon the price

## EPC

We understand the property has a rating of A (20).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants*



## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

**Burston Cook**

**FAO:** Tom Coyte MRICS

**Tel:** 0117 934 9977

**Email:** tom@burstoncook.co.uk

## SUBJECT TO CONTRACT

November 2024

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