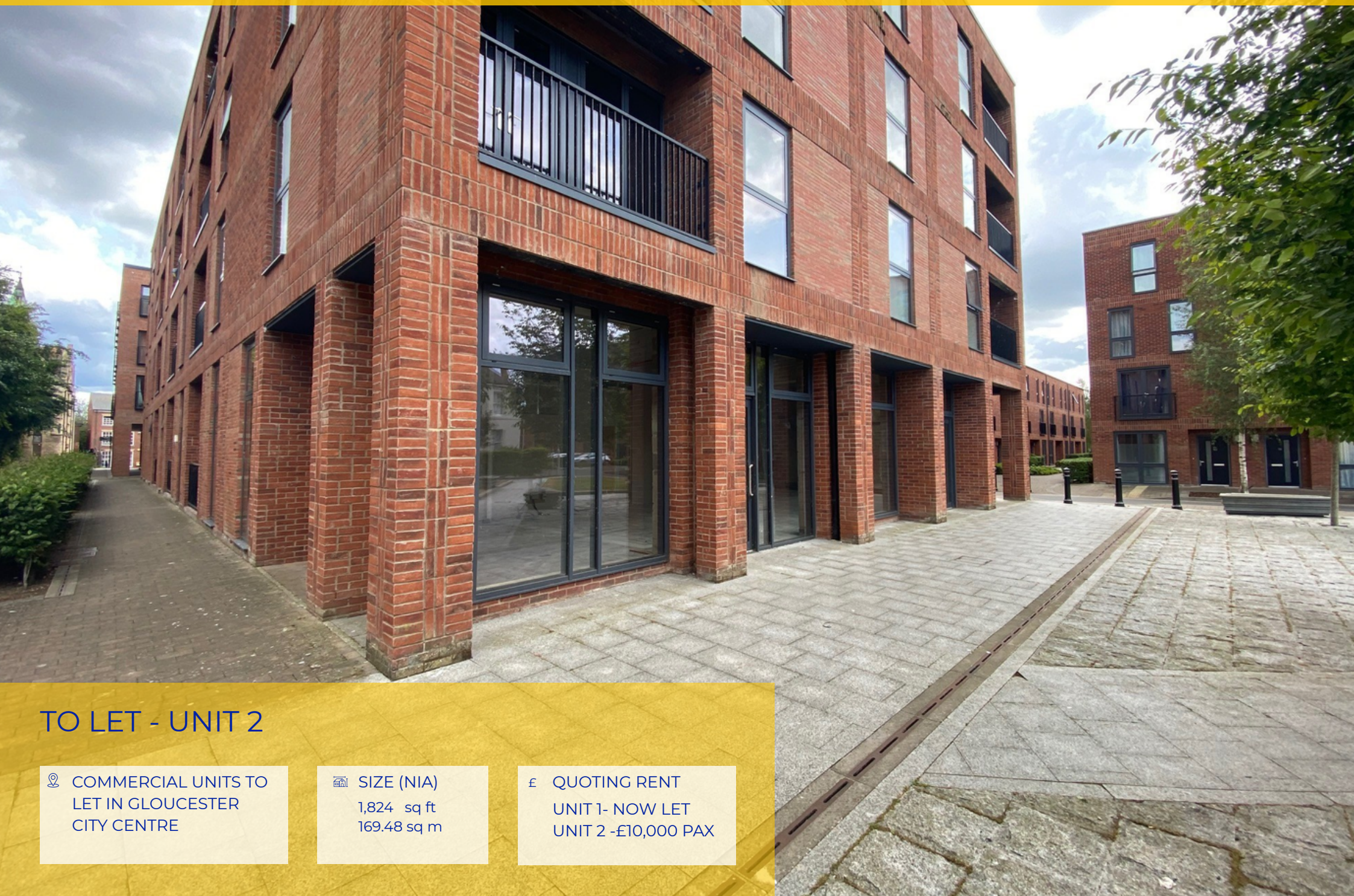




TO LET - UNIT 2



COMMERCIAL UNITS TO
LET IN GLOUCESTER
CITY CENTRE



SIZE (NIA)
1,824 sq ft
169.48 sq m



QUOTING RENT
UNIT 1- NOW LET
UNIT 2 -£10,000 PAX



THE OPPORTUNITY

- Excellent location within Gloucester city centre.
- Class E- Suitable for a variety of commercial uses.
- Great opportunity for retail/ cafe/ yoga/ office/ medical etc!

LOCATION

The property is located within Gloucester city centre, being very well situated only a short walk from the Cross where Eastgate Steet, 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 commercial unit which may be suitable for a wide range of uses to include retail, cafe, leisure, medical or offices. The property can be let as a single unit or split to provide two smaller units. The landlord will carry out a partial fit out of the property if required. The specification of the partial fit out is to be agreed as is the additional rent charged on a partial fit out basis.

There is no car parking with the property, however, there is public and on street parking.



ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

PROPERTY	SQ FT	SQ M
UNIT 1	NOW LET	NOW LET
UNIT 2	612	56.9

TENURE

The property is available by way of a new effectively full repairing and insuring lease by way of a service charge for a term of years to be agreed with the landlord.

RENT

PROPERTY	RENT
UNIT 1	NOW LET
UNIT 2	£10,750 pax

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make their own enquiries.

BUSINESS RATES

The property has recently been redeveloped and the business rates are yet to be assessed. Further information can be found on the [Valuation Office Agency](#) website.

N.B. All parties are advised to make their own enquiries.

VAT

We understand the property is VAT elected.

EPC

The property has the following [Energy Performance](#) rating of:

PROPERTY	EPC
UNIT 1	A1-A (22)
UNIT 2	A2-A (20)

LEGAL FEES

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



ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons 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.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (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 Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

JUNE 2025



CONTACT

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