

BLOCK M UNITS 1 & 2 FRIARS ORCHARD, BRUNSWICK ROAD, GLOUCESTER, GL1 1HT

BURSTON COOK
0117 934 9977



TO LET - ONLY UNIT 2 REMAINING!

 COMMERCIAL UNITS
TO LET IN
GLOUCESTER CITY
CENTRE

 SIZE (NIA)
1,000 sq ft
92.90 sq m

£ QUOTING RENT
UNIT 1 - NOW LET
UNIT 2 - POA



THE OPPORTUNITY

- Popular location within Gloucester city centre.
- 'Class E' premises - Suitable for a variety of commercial uses.
- Approximately 1,000 sq ft (92.90 sq m) NIA
- Quoting Rent upon application.

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 commercial unit which may be suitable for a wide range of uses to include retail, café, leisure, medical or offices. The property can be let as a single unit or split to provide two smaller units. 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

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

AREA	SQ FT	SQ M
Unit 2	1,000 (Approximatley)	92.90
TOTAL	1,000	92.90

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 either separately or as a whole.

RENT

Quoting Rent Upon Application.

PLANNING

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

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 prices.

EPC

The property has an [Energy Performance](#) rating of A (18).

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

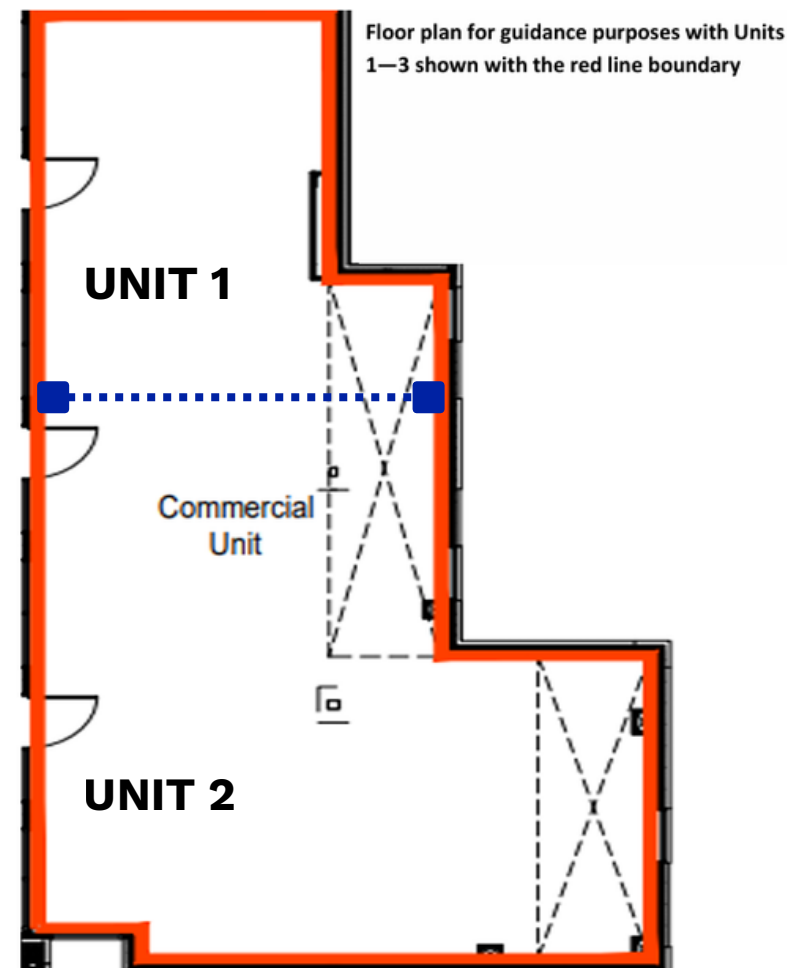
Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT
AUGUST 2026



CONTACT

TOM COYTE MRICS

0117 934 9977

Tom@burstonscook.co.uk



WEBSITE

www.burstonscook.co.uk



ADDRESS

Burstons Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN