

RETAIL UNIT TO LET

21 Worcester Street

Gloucester, GL1 3AJ

Retail Unit

Approximately 556 ft² (51.66 m²)

- Prominent Retail Frontage
- New Lease Available
- On Street Parking outside, and close to City Centre Car Parks



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.

Worcester Street is located to the north east of Gloucester's main retail center, within close proximity to Gloucester Cathedral and the railway and bus stations.

Worcester Street is an established retail location, with on street pay and display car parking outside, and the city centre car parks a short walk.

**Gloucester
Railway
Station**

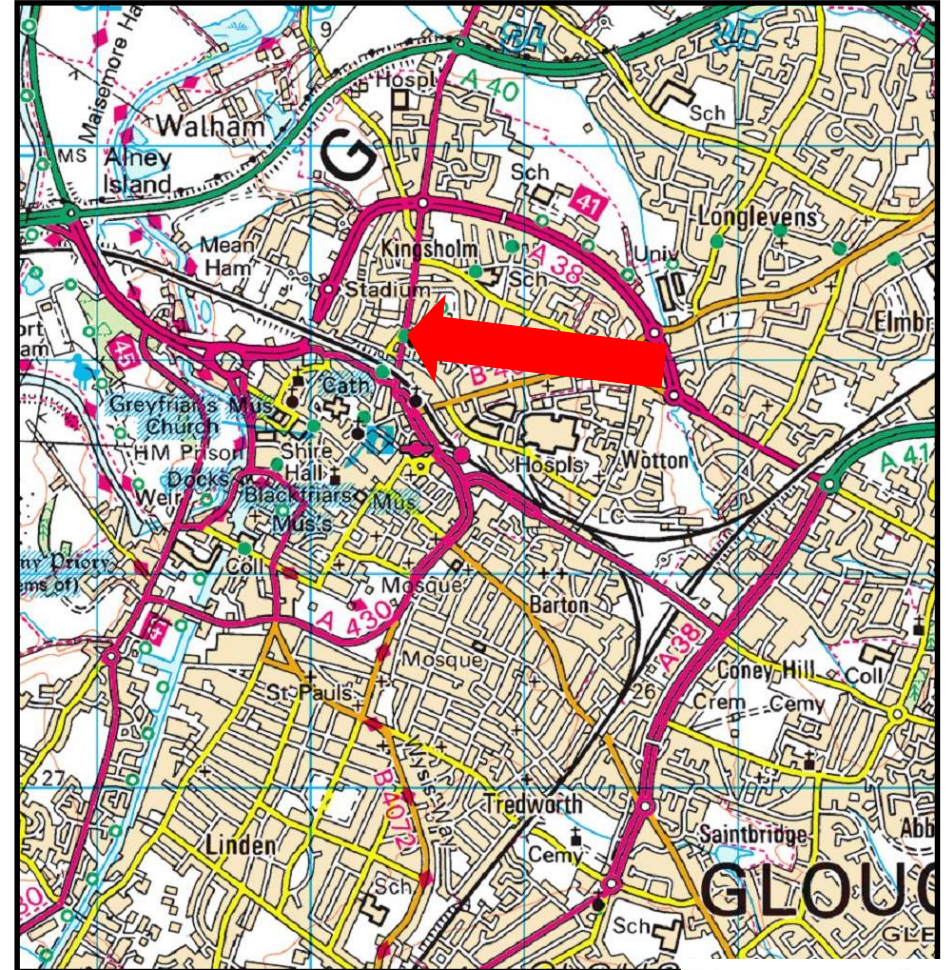


0.3 miles south

**M5
Motorway**



**3.2 miles east
(Junction 11A)**



Accommodation

Description

The property comprises a Grade II listed mid-terrace period building, providing ground floor retail accommodation, with prominent frontage to the High Street.

The unit comprises open plan areas to the front and rear, and includes a kitchenette, storage area and WC.

The unit is light and airy with a fully glazed frontage, plastered and painting ceilings, decorated walls, and laminate flooring throughout.

The unit provides practical retail / office accommodation with associated fixtures and fittings, including electrical wall sockets and electrical heater.

The unit is suitable for a range of uses, subject to planning.

Lease

Available to let for a period of years, on a new full repairing and insuring lease that is contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Rent

£12,000 per annum, exclusive of VAT.

Business Rates

The Valuation Office Agency website states the property has a current Rateable value of £8,300, and that the Rateable value will be £8,300 effective from 1st April 2023.

Accommodation

Area (Gross Internal Area)	Sq ft	Sq m
Retail Zone A	343	31.88
Retail Zone B	213	19.78
TOTAL	556	51.66

Retail



High street frontage



Open plan layout



WC facilities



| EPC | Terms | Services

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)



Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Services

We are advised that all main services are connected to the premises, and we 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.

Viewing Arrangements

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



Alder King Property Consultants

Brunswick House
Gloucester Business Park
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AK Ref: GN/97923

Date: March 2023

Subject to Contract



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Important Notice

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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.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.