

# TO LET

GLoucester – 7a Worcester Street, GL1 3AA



- High quality retail/office premises within 500m of the City Centre.
- Potential for a variety of uses subject to the necessary consents being obtained.
- Consideration will be given to a letting on a floor by floor basis. Terms available on application.
- 144.27 sq m (1,554 sq ft).

## LOCATION

The property is situated on the northern side of Worcester Street a short distance from the junction with Northgate Street and within 1/4 mile of Gloucester Cross, which is traditionally regarded as the City Centre. The property is situated in an area of mixed commercial and residential use with nearby multiple retailers including Sainsburys, Wilkinsons and Cash Converters along with a number of Estate Agencies.

## DESCRIPTION

160001

The property has an EPC rating of C-74. Certificate Ref No: 0380-0131-7589-2007-8006.

## ACCOMMODATION

(Approximate Net Internal area)

<b>Ground floor</b>		
Retail area	66.12 sq m	712 sq ft
Staff room/kitchenette	23.49 sq m	25 sq ft
Storage	1.56 sq m	17 sq ft
Sub total	91.17 sq m	982 sq ft
<b>First floor</b>		
Offices	53.10 sq m	572 sq ft
<b>TOTAL</b>	<b>144.27 sq m</b>	<b>1,554 sq ft</b>

## PLANNING

Within Class A2 of the Use Classes Order 1987.

## RATES

The entry appearing on the Valuation Office Agency website is as follows:

Rateable Value:	£10,750
Rate in £ 2019/2020:	0.493

ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

- These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
- No person in the employ of ASH & Co CS LLP has authority to make or give any representation or warranty in relation to this property.
- All rents, prices and premiums are quoted exclusive of VAT, if applied.

- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.
- Occupiers are advised to make their own enquiries of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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