



TO LET



5 College Court, Gloucester

Self contained retail unit located on a pedestrian thoroughfare to Gloucester Cathedral. Potential for a variety of uses.

Location

The property is located in an attractive parade of shops on College Court, which a pedestrian thoroughfare from Westgate Street to the Cathedral. It is situated approximately 250 meters from The Cross, which is traditionally regarded as the City Centre and a short distance from Gloucestershire County Council's HQ, Shire Hall. Major retailers on Westgate Street include McDonalds, The Works, Moss Bros, KFC and William Hill Bookmakers.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction 12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).



Description

The property comprises a mid-terrace, self-contained retail unit with fully glazed frontage to College Court. The accommodation comprises the main retail area, a preparation room/staff area and WC facilities. The retail area has painted plastered walls, suspended ceiling with inset lighting and carpet floor covering.

There is a pedestrian access to the rear via a communal corridor.

Accommodation

(Approximate net internal area)

Retail area	41.56 m2	(447 ft2)
Preparation area	17.42 m2	(188 ft2)
Total	58.98 m2	(635 ft2)

Rating

The assessment appearing on the Valuation Office Agency website is as follows.

Rateable Value:	£9,700
Rate in £ 2023/2024:	0.499

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has recently been used within Class E (previously Class A1) of the Uses Classes Order 1987 but may suit alternative uses subject to the necessary consent being obtained. The property is not Grade II* Listed however does lie within a Conservation Area.





5 College Court, Gloucester

Terms

The property is offered by way of a new lease for a term to be agreed.

Rent

£10,000 per annum exclusive.

Service Charge

A charge will be levied to the tenant to cover the costs associated with maintaining the common parts of the property. Further information is available from the agents.

Energy Performance Certificate

The property has an EPC Rating of C-72.

VAT

The property is not elected for VAT purposes.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.





Gallery





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts



Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453



Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. 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;

2. ASH Chartered Surveyors 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;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. 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 should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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.

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.

