



The Link Unit (Unit 2), Westgate Retail Park

Gloucester, GL1 2RD

**Modern retail premises on
an established retail park in
Gloucester**

2,021 sq ft
(187.76 sq m)

- Prominent retail unit close to Gloucester city centre & docks
- Large free shoppers car park
- Adjacent occupiers include Majestic Wine, Dunelm, Jollyes Pet Store & Biz+ Stationery
- In excess of 31,000 customers per month (Q3 2025 data)

Summary

Available Size	2,021 sq ft
Rent	£42,500 per annum
Rates Payable	£18,463 per annum
Rateable Value	£37,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Location

Westgate Retail Park is located off the A417 on the western side of Gloucester, approximately 1 mile from the city centre. The unit sits in a mid-terrace location close to the park's entrance and adjacent to Majestic Wine and Dunelm.

There is a large, free car park for shoppers and other occupiers on the park include Jollyes Pet Store and Biz+ Stationery. There is a pedestrian footbridge linking Westgate Retail Park with Westgate Street onto the city's main shopping area.

Description

This unit is arranged over ground floor only and comprises a retail unit of steel frame and block work construction. The unit benefits from a fully glazed shop front and security shutters (to part). The existing tenant fit out includes a HVAC system, LED lighting, a kitchenette and WC.

There is a large service yard accessed from the rear.

Accommodation

The accommodation comprises the following approximate areas:

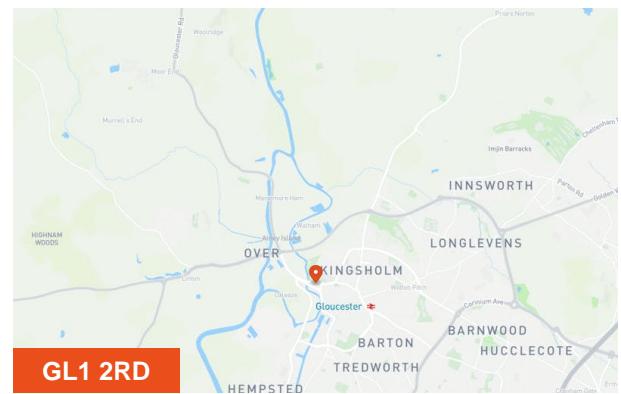
Name	sq ft	sq m	Availability
Ground	2,021	187.76	Let
Total	2,021	187.76	

Terms

The property is available on a new effective FRI lease for a term to be agreed.

Costs

Each party is to be responsible for their own costs incurred in the transaction.



Viewing & Further Information

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