

TO LET

Ground Floor Retail Unit

Ground Floor, Former Wilko Premises, 78-84 Northgate Street, Gloucester, GL1 1SL



- 22,023 Sq. Ft
- Ground floor only
- 4.5m ceiling height
- Fantastic window frontage

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Location

78 Northgate Street in Gloucester is a prominent commercial property formerly occupied by Wilko.

Situated on Northgate Street, one of Gloucester's historic Roman roads, the property is part of an area undergoing significant regeneration. Notably, it is near The Forum development, which offers Grade A offices, residential units, a hotel, and retail spaces. Additionally, the King's Quarter project nearby is contributing to the area's revitalization with new housing and commercial spaces.

The location benefits from excellent transport links, being approximately 0.4 miles from Gloucester railway station and close to the M5 motorway. The surrounding area offers various amenities, including supermarkets like Tesco and Iceland within walking distance.

Description

Offering an impressive 45 m clear frontage on Northgate Street, it offers a prominent and highly visible trading location.

The internal walls are a mix of blockwork and painted plaster with concrete floor slabs, tiled to the customer and staff areas. There are

suspended ceilings to customer and staff areas with recessed fluorescent strip lighting, the storage areas have concrete ceilings.

The property retains some of the tenant's fixtures and fittings including trade fixtures, suspended ceilings and air-conditioning and also benefits from an internal fire sprinkler system.

Accommodation

| | Sq ft | Sq m |
|---------------------|--------|-------|
| Ground Floor Retail | 22,023 | 2,046 |
| Total (NIA) | 22,023 | 2,046 |

Rates

Description: Shop and Premises

Rateable Value: £133,000

Please note the unit will require a new rating assessment following split works.

Energy performance certificate

C-64.

Rent

£176,184 per annum exclusive (£8 per square foot).

Terms

A new internal repairing and insuring lease is available, for a term of years to be agreed.

VAT

VAT applicable unless stated otherwise.

Planning

We understand the property falls under use class E of the Town and Country Planning Order 1987 (as amended).

Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, only.

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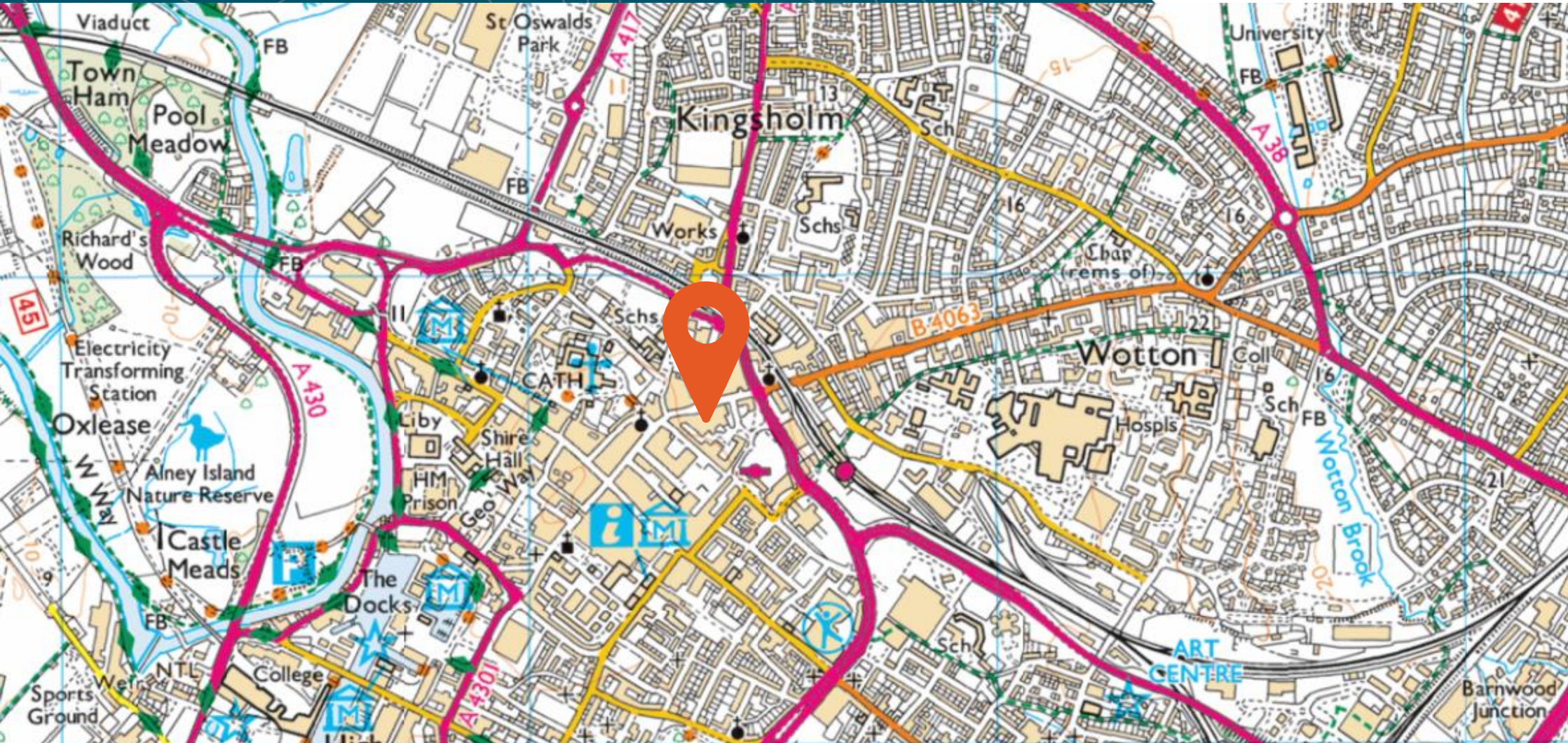
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