



TO LET

GLOUCESTER: UNIT 1 ST LUKES HOUSE, LLANTHONY ROAD GL2 5QU



- Prominent retail unit adjacent to Gloucester Quays/Gloucester Docks.
- It has been used as a restaurant (Class A3) but may suit alternative uses subject to the necessary consent being obtained.
- Total net internal area 83.98 sq m (904 sq ft).





LOCATION

The property is situated in Gloucester Quays, which forms part of the Gloucester Docks regeneration scheme. Unit 1 fronts Llanthony Road and is in close proximity to its junction with Spa Road and the main link between Gloucester Docks and the Quays. Major occupiers in the immediate area include Bill's, TGI Fridays, Cafe Nero and JD Wetherspoons.

DESCRIPTION

The property is an end terrace, three storey building of brick construction under a pitched tiled roof. The available unit is on the ground floor and has been fitted as a restaurant with seating area to the front and kitchen and ancillary accommodation to the rear. It benefits from a fully glazed shop front and there are windows on the side elevation helping to enhance the natural light throughout. All mains services are provided to the property.

ACCOMMODATION

(Approximate Net Internal area)

Frontage	5.97m	19'
Depth	15.19m	49' 10"
Retail area	78.75 sq m	848 sq ft
Store	5.18 sq m	56 sq ft
Total	83.98 sq m	904 sq ft

RATES

The assessment currently appearing in the Valuation List is as follows:

Rateable Value: £19,250
 Rate in £ 2019/2020: 0.491

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

PLANNING

Within Classes A2, A3, A4 or A5 of the Use Classes Order 1987.

The property is Grade II Listed and lies within a Conservation Area.

TERMS

The property is offered by way of a new internal repairing and insuring lease subject to a service charge for a minimum term of 5 years.

RENT

£25,000 per annum exclusive.

SERVICE CHARGE

A charge will be applicable to cover the costs associated with the upkeep and maintenance of the external and common areas.

VAT

The property is elected for VAT.

LEGAL COSTS

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

VIEWING

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

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
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5. 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.

6. Occupiers are advised to make their own enquires 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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