

# TO LET

## Gloucester- Retail

7,024 Sq ft (652.55 Sq m)

Including ground floor retail of, 1,977 Sq ft ( 183.67 Sq m)



**9, Southgate Street , Gloucester, GL1 1TG**

**Prime location | Seperate Access to Upper Floors | Prominent and Impressive Building**



## LOCATION

The property is situated on Southgate Street in Gloucester, a short distance from Gloucester Cross and at the heart of the cities main retail area. Adjacent occupiers include Café Nero, H Samuel, Bargain Buys, Vodafone and Poundland.

Gloucester is the county town of Gloucestershire, in the Southwest of England. The historic city is situated on the banks of the River Severn and has a population of approximately 132,000 (2021 census). The City is strategically well located, with convenient access to the Midlands and the Southwest via the M5 Motorway and London and South Wales via the M4.

## DESCRIPTION

An impressive and prominent mid terrace retail property with accommodation arranged over 5 floors. The property comprises:

- Predominantly open plan ground floor retail area with glazed shopfront.
- Internal access to substantial basement area.
- Separate access to upper floors.
- Upper floors are currently arranged as a bar and restaurant with kitchens and cellars.
- Top floor 'managers' flat.
- The property benefits from many historical features throughout, including ornate fireplaces, oak panelling, covings and an impressive carved timber façade.
- The property is Grade I listed.

### Schedule Of Floor Areas

The property has the following approximate floor areas measured on a Net Internal Area (NIA) basis.

Floor	Sq ft	Sq M
Basement	2,023	187.94
Ground Floor	1,977	183.66
1 <sup>st</sup> Floor	1,431	132.94
2 <sup>nd</sup> Floor	1,131	105.07
3 <sup>rd</sup> Floor Studio Flat	462	42.92
<b>TOTAL</b>	<b>7,024</b>	<b>652.53</b>



### **RATING**

The 2026 Rating List shows the property is assessed for rating purposes as follows:

9 Southgate Street (ground floor & basement)  
Described as – Shop and Premises  
Rateable Value - £33,750

9A Southgate Street (Upper Floors)  
Described as – Public House & Premises  
Rateable Value - £21,250

### **QUOTING TERMS**

The property is available by way of a new Full Repairing and Insuring lease for a negotiable term of years.

### **SERVICES**

All mains services are connected to the property.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

### **EPC**

TBC

### **RENTAL**

£62,500 per annum exclusive

### **LEGAL COSTS**

Each party will be responsible for their own legal fees involved in the transaction.

### **VAT**

VAT is chargeable on the rental.

The logo for Kurt Wyman Surveyors & Property Agents features a stylized green triangle to the left of the word 'Kurt' in a large, bold, sans-serif font. Below 'Kurt' is the word 'Wyman' in a similar font, with the 'W' being significantly larger and overlapping the 'Kurt'. Underneath 'Wyman' is the text 'Surveyors & Property Agents' in a smaller, white, sans-serif font.

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**Tel: 01452 380064**

**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

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