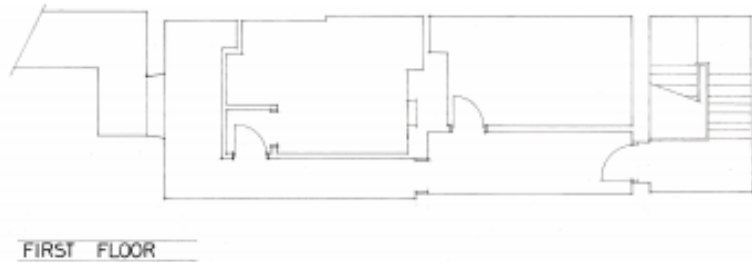
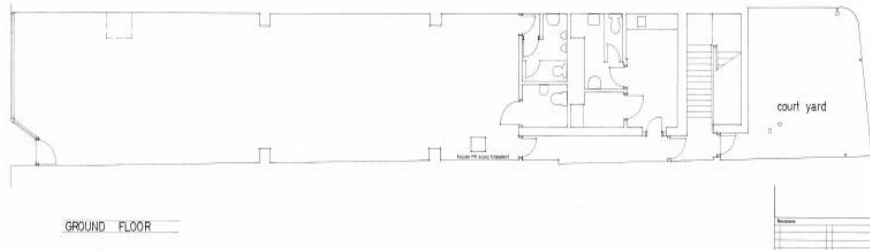


Hootons.



36 Westgate Street, Gloucester
Lease Available/Shop To Let

Rent on Application
1,636 sq ft (151.98 sq m)



Plans for indicative purposes only.

Location

The property is situated within the pedestrianised section of Westgate Street and in close proximity to the Cathedral and Gloucester Cross. Nearby occupiers include **McDonald's, The Works, KFC & Pizza GoGo.**

Description

The property comprises a ground floor lock up commercial unit with large frontage and two spacious rooms on the first floor. The shop benefits from, suspended ceilings, three phase electric, gas, W.Cs and a rear courtyard.

Size & Floors

	SQ FT	SQ M
Ground Floor Sales	1,369	127.18
First Floor Ancillary	267	24.80
Total	1,636	151.98

Terms

The property is available by way of an assignment of the existing 10 year lease that expires 21st June 2032. There is a Tenant only break option and rent review dated 22nd June 2027.

Alternatively, consideration will be given to new effectively repairing and insuring lease for a term to be agreed.

Rent

Rent on Application

Deposit

A 3-6 month deposit will payable depending on the strength of financial accounts.

Use

Sui Generis/Class E use

VAT

All figures are exclusive of VAT.

Business Rates

Rateable Value: £25,500

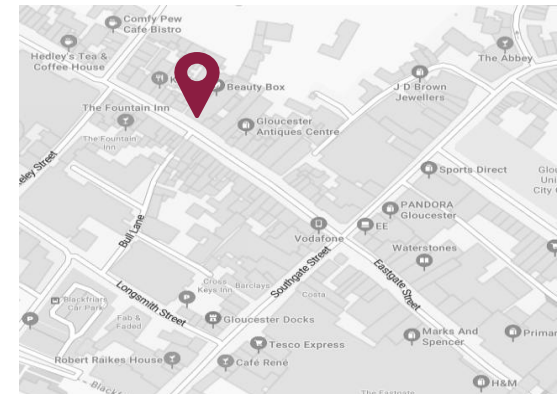
Rates Payable (2025/26) 49.9p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

Legal Costs

Each party will be responsible for their own legal costs in connection with this transaction.

Map



Director Interest

A Director of Hootons Commercial has a personal interest in this property.

Energy Performance

An EPC has been commissioned.

Anti-Money Laundering

Once Heads of Terms are agreed successful applicants will be required to provide relevant information to satisfy the AML requirements.



Viewings & Further Information

Viewings strictly by prior appointment

Steve Cullis
0117 933 9917
steve@hootons.co.uk

Ben Newton
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ben@hootons.co.uk

