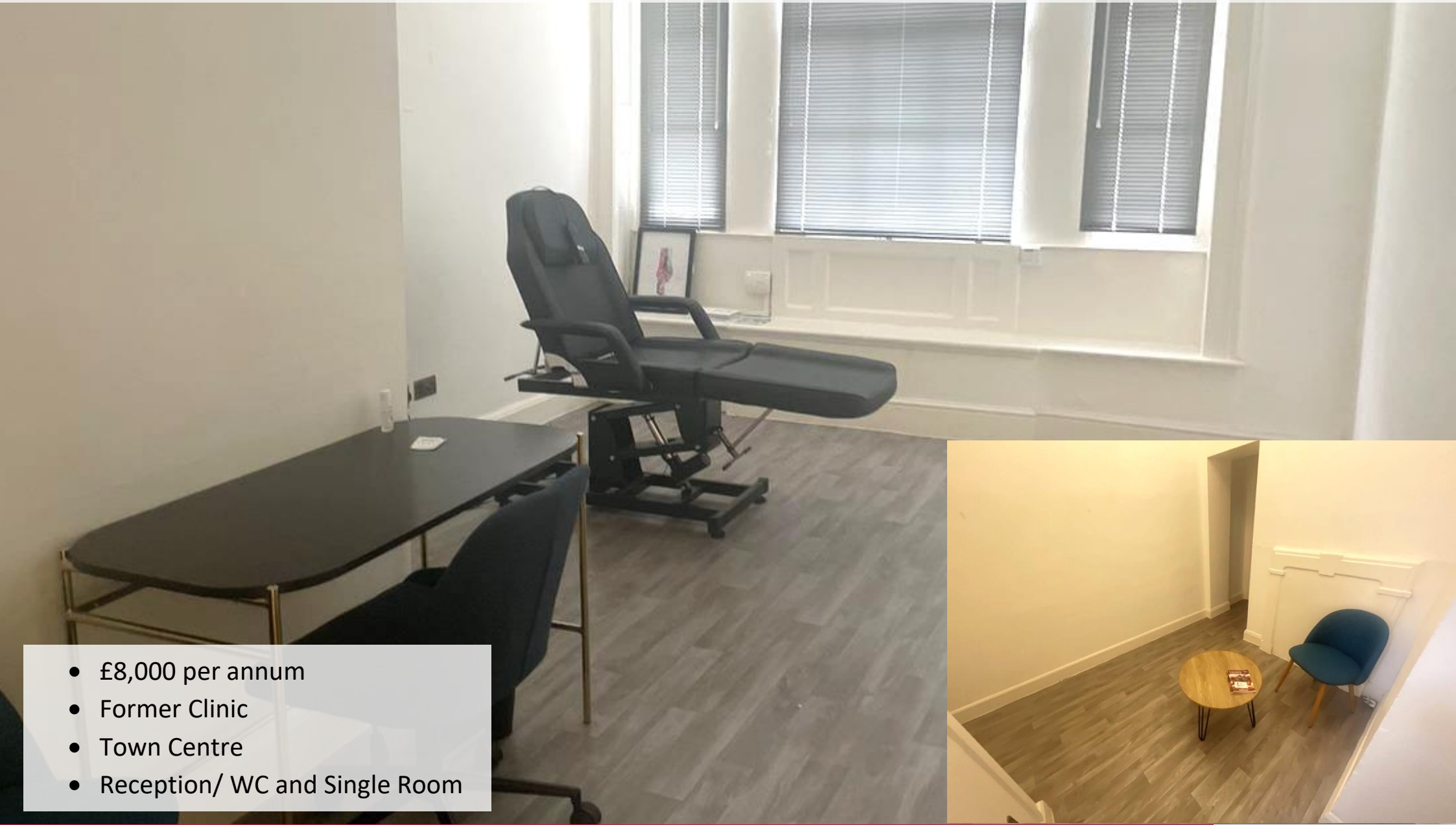


TO LET – Salon/ Clinic/ Office Space



29 Southgate Street, Gloucester, GL1 1TP



- £8,000 per annum
- Former Clinic
- Town Centre
- Reception/ WC and Single Room

TO LET – Salon/ Clinic/ Office Space



29 Southgate Street, Gloucester, GL1 1TP

LOCATION

The property boasts strong location along Southgate Street in Gloucester City Centre. Gloucester has a population of roughly 633,000 and is renowned for its 11th century Cathedral, Victorian warehouses and dry dock.

The property is easily accessible along multiple bus routes, with multiple car parks near by and a short 10 minute walk to Gloucester train station, providing quick links to the likes of Cheltenham, Cardiff, Birmingham and London.

DESCRIPTION

The property comprises an upper floor space split into small reception, WC and tea point, and single room of 176 sq. ft.

The property is decorated to a high standard with laminate flooring throughout. Access is gained via shared entrance off the popular Southgate Street in Gloucester City Centre

RATES

We recommend that any interested party make their own enquiries with the Valuation Office Agency at;

<https://www.gov.uk/correct-your-business-rates>

PLANNING

We understand the property falls under use class E of the Use Classes Order 1st Sept 2020.

EPC

A new EPC to be commissioned

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs relating to this matter.

TERM

The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

RENT

£8,000 per annum.

SERVICE CHARGE

We are advised that service charge is payable on this property. Further details upon request.

VAT

VAT will be applied to all costs.

VIEWING

By appointment only with the sole agents Bruton Knowles.

FURTHER INFORMATION

If you require further information, please do not hesitate to get in touch with Bruton Knowles on the contact details provided.

Phoebe Harmer

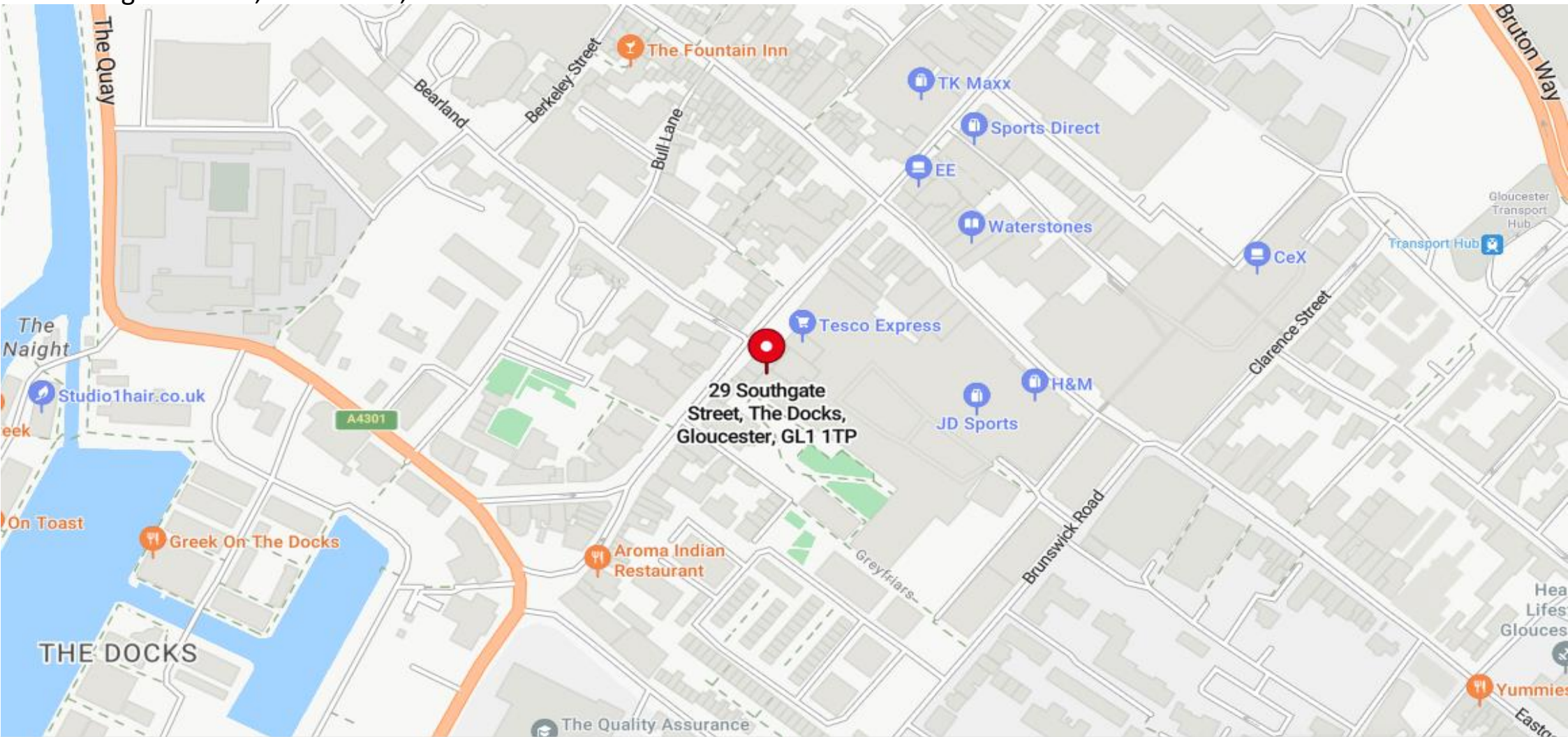
01452 880000

phoebe.harmer@brutonknowles.co.uk

TO LET – Salon/ Clinic/ Office Space



29 Southgate Street, Gloucester, GL1 1TP



Bruton Knowles, Olympus House, Olympus Park,
Quedgeley, Gloucester GL2 4NF
01452 880000

Phoebe Harmer
Property Assistant
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Subject to Contract February 2024