

# TO LET—MODERN SHOWROOM AND WORKSHOP on 0.96 acres

209 Westgate Street, Gloucester, GL1 2RN



- A modern showroom and ancillary workshop totalling 5,520 sq ft in two separate self-contained buildings on a large site of 0.96 acres.
- The property benefits from an excellent parking provision.
- Located north-west of Gloucester city centre, with easy access from junctions 11, 11A and 12 of the M5 motorway.
- Suitable for trade users and any occupier with a large parking requirement subject to planning.
- Available on a new lease on terms to be agreed.



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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## LOCATION

The property is situated on Westgate Street, 1 mile north-west of Gloucester city centre and benefits from excellent road connections just off the A40 which provides easy access to junctions 11 and 11A of the M5 motorway and the A38 via Bristol Road connecting to junction 12 from the south. The property is located in a predominantly residential area and opposite Westgate retail park with occupiers including Dunelm, Jolleys, and Majestic Wine.

## DESCRIPTION

The property provides two self-contained buildings comprising a showroom with ancillary office/staff areas which has fully glazed elevations, steel frame, a tiled floor, LED spot lighting, electric heating and a kitchen and WC. The workshop building has clad elevations, 5 roller shutter access doors, electric heating and a kitchenette and WC. The site benefits from a large parking area to the front, side and rear of the showroom.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has an approximate gross internal floor area as follows:

Showroom: 3,464 sq ft  
Workshop: 2,056 sq ft  
Total: 5,520 sq ft

## TENURE

The property is available as a whole only by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

Upon application to the agents.

## PLANNING

The previous use was the sale and display of motor vehicles so a change of use would be subject to planning and we advise interested parties to make enquiries with Gloucester City Council.

## BUSINESS RATES

In accordance with the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) the property has the following designation:

Rateable Value: £38,500  
Rates Payable (2024/2025): £19,212



## VAT

We have been advised that the property is elected for VAT.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## ENERGY PERFORMANCE CERTIFICATE

Available on request.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

### Burston Cook

FAO: Chloe Burston  
Email: [chloe@burstoncook.co.uk](mailto:chloe@burstoncook.co.uk)  
Tel: 0117 314 9952  
and  
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## SUBJECT TO CONTRACT

January 2025

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