

Lot 34

Vacant

32-34 Westgate Street, Gloucester, Gloucestershire GL1 2NG

Freehold City Centre Development Opportunity



Key Details

- Pedestrianised City Centre Location
- Comprises 1,303.27 sq m (14,028 sq ft)
- Development and Change of Use Potential within the Cities Cathedral Quarter project (1)
- Nearby occupiers include HSBC, McDonalds, Nationwide and a variety of local retailers

Location

Miles: 8 miles south-west of Cheltenham
29 miles south of Worcester
35 miles north-east of Bristol

Roads: M5 (Junction 11, 11A and 12), A430, A38

Rail: Gloucester Railway Station
(London Paddington 1 hour 55 minutes)

Air: Bristol Airport

Situation

The property is located in the heart of Gloucester City Centre on the pedestrianised Westgate Street close to its junction with Eastgate & Northgate Streets. Kings Walk Shopping Centre and associated car parking are close by. Gloucester Cathedral is 100 metres to the north east and Gloucester Railway Station is 700 metres to the east. The £107million Kings Quarter regeneration scheme of the Centre of the City was approved in January 2021. The plan will see development as part of the 600,000 sq ft masterplan for The Forum, there will be a multi-storey car park, alongside over one acre of public realm and landscaping work. Nearby occupiers include HSBC, McDonalds, Nationwide, Coventry Building Society, British Heart Foundation, Santander and a variety of local retailers

Description

The property comprises a large ground floor shop with basement, first, second and third floor ancillary accommodation.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

6 Week Completion

Energy Performance Certificate

See legal pack at www.acuitus.co.uk

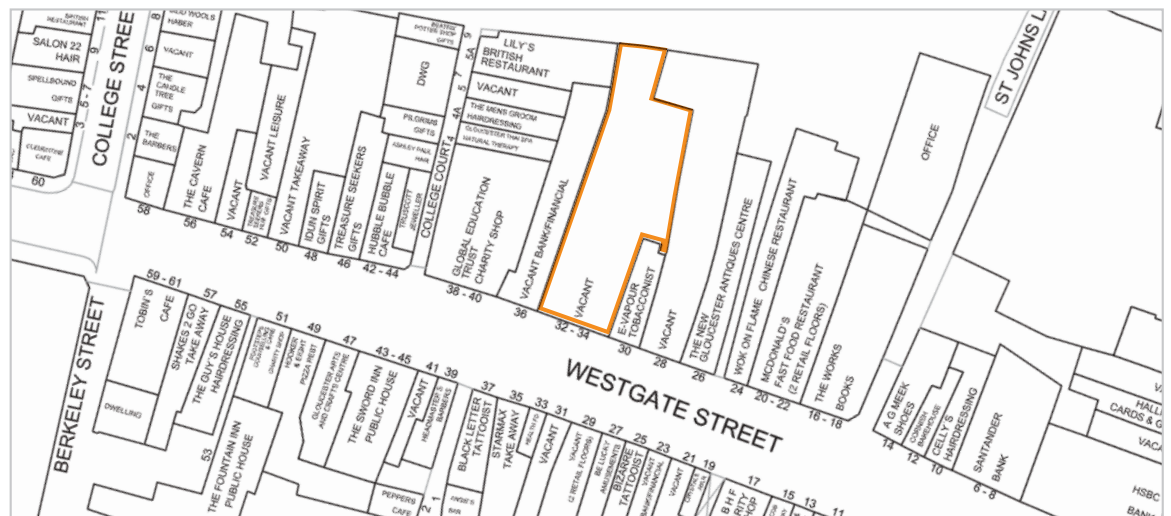
Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	654.57 sq m	(7,045 sq ft)	VACANT
Basement	Ancillary	100.00 sq m	(1,076 sq ft)	
First	Retail	444.10 sq m	(4,780 sq ft)	
Second	Ancillary	73.00 sq m	(785 sq ft)	
Third	Ancillary	31.70 sq m	(342 sq ft)	
Total		1,303.27 sq m	(14,028 sq ft)	

Planning

(1) The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to Gloucester Council - www.gloucestershire.gov.uk

The property is located within The Cathedral Quarter project which is a heritage-led regeneration scheme for the Westgate Street area of Gloucester. The project is funded by Gloucester City Council, Historic England and supported by many community partners through the Cathedral Quarter Partnership. (See - www.cathedralquartergloucester.uk)



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