

RETAIL

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TO LET

12, SOUTHGATE STREET, GLOUCESTER, GL1 2DH

GROUND FLOOR: 22.48 SQ M / (242 SQ FT)

**** LEASE AVAILABLE UP TO 5 YEARS ****

LOCATION

Gloucester city has a population of approximately 132,500* people and is a popular tourist destination with attractions to include Gloucester Cathedral and Gloucester Docks which includes Gloucester Quays Outlet Centre and The National Waterways Museum.

The premises are located on the pedestrianised Southgate Street in central Gloucester, in between The Cross which is the junction where Northgate Street, Westgate Street, Eastgate Street, and Southgate Street and an entrance to the Eastgate Shopping Centre.

The premises immediately adjoin **Ladbrokes** and **Barclays Bank**, whilst opposite **Costa**, **Poundland** and **Greggs** and close to **Bargain Buys**, **London Camera Exchange** and **Vodafone**.

CONTACT

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IMPORTANT INFORMATION

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ACCOMMODATION

Arranged as a ground floor lockup shop, the approximate net internal floor areas and dimensions are:

Maximum internal width	2.77m	(9 ft 1)
Shop depth	8.57m	(31 ft 4)
Sales area	22.48 m ²	(242 ft ²)
Rear storage	25.54 m ²	(275 ft ²)
Basement	26.01m ²	(280 ft ²)

TENANCY

An initial term of 5 years is available. IF our client renews their head lease, consideration will be given to a new formal lease at that stage.

RENT

£14,500 per annum exclusive.

SERVICE CHARGE

A contribution to external repairs and maintenance will be payable on an as and when basis.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £8,900 (from 1st April 2026)

It is our understanding that this is [below the threshold for paying any rates](#). However, interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: [Business rates: expanded retail discount - guidance - GOV.UK](#)

PLANNING

Each shop benefits from a **Class E planning** consent allowing premises to be used for **retail, financial and professional services, café/restaurant, offices or medical**, subject to landlords consent.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

A Certificate rated B (39) is available on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

Strictly via sole letting agents:

Cellan Richards: cellan.richards@carterjonas.co.uk 0117 403 9990 / 0117 922 1222 or

Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 122

For details of all commercial properties marketed through this firm please visit: carterjonas.co.uk/commercial

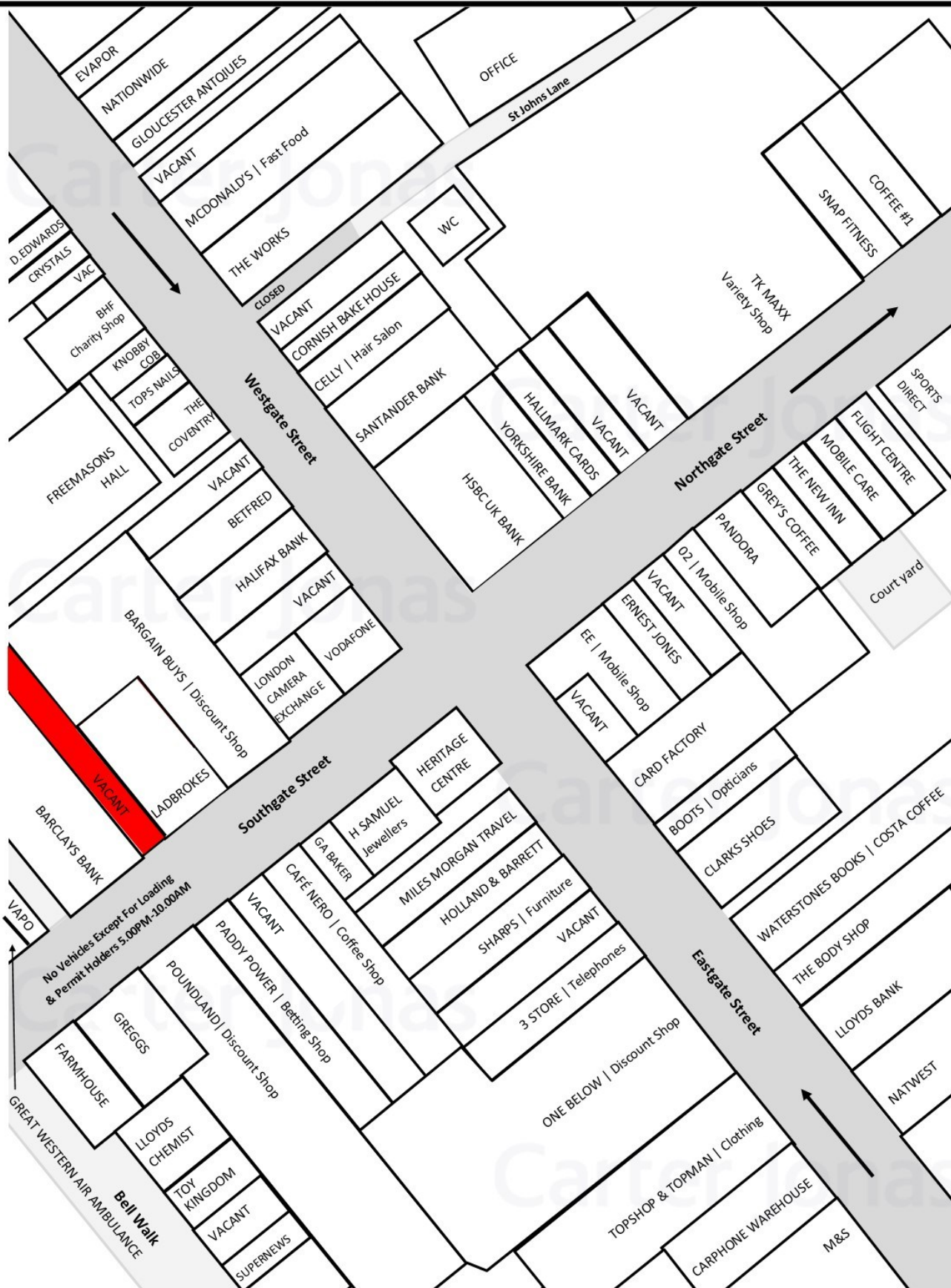


SUBJECT TO CONTRACT AUGUST 2026

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12 Southgate Street | GLOUCESTER



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This street plan is for identification purposes only and is not to scale.