

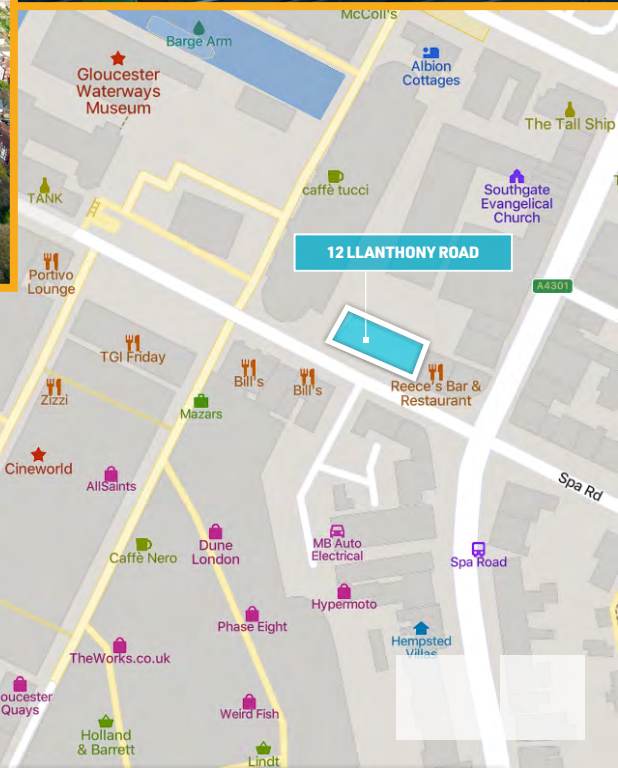


TO LET AN EXCITING RETAIL AND LEISURE OPPORTUNITY
IN THE HEART OF GLOUCESTER DOCKS AND QUAYS
12 LLANTHONY ROAD | GLOUCESTER GL2 5QX

MAY COMPANY
RETAIL & LEISURE SPECIALISTS

ASH

AN EXCITING RETAIL AND LEISURE OPPORTUNITY IN THE HEART OF GLOUCESTER DOCKS AND QUAYS **12 LLANTHONY ROAD | GLOUCESTER GL2 5QX**



LOCATION

The property fronts the northern side of **LLANTHONY ROAD**, opposite its junction with Church Street, approximately 30 metres west of its roundabout junction with A4301 Southgate Street and Spa Road. This is at the eastern end of the commercial district of the Gloucester Docks and Gloucester Quays developments, where there is a mix of leisure, restaurant, cinema, 'outlet style' retail and residential property.

The middle of Gloucester city centre at The Cross is approximately ¼ mile to the north and the main Gloucester railway station and bus station are around half a mile to the northeast.

The immediate area to the west includes the adjacent *Bill's Restaurant* and other notable multiple chain restaurants and retail outlets.

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DESCRIPTION

The property is a three-storey former dock warehouse now occupied as data handling centre. It is of brick construction under a pitched clad roof.

The property fronts the footpath on Llanthony Road and there is an enclosed yard to the rear.

The total site area extends to approximately 0.0823 hectares (0.203 acres).

ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|------------------------|-------|--------|
| Ground floor | 3,233 | 300.32 |
| Ground floor extension | 729 | 67.7 |
| First Floor | 3,233 | 300.32 |
| Second Floor | 3,233 | 300.32 |

PLANNING

The property has been used as a data centre which falls within Class B8 but may suit alternative uses, subject to the necessary consents being obtained.

RATES

The Rateable Values listed on the Valuation Office Agency website are:

| | |
|--------------|---------|
| Ground Floor | £9,300 |
| First Floor | £10,250 |
| Second Floor | £5,100 |

Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

TERMS

The property is offered by way of a new lease for a term to be agreed.

RENT

On application.

ENERGY PERFORMANCE CERTIFICATE

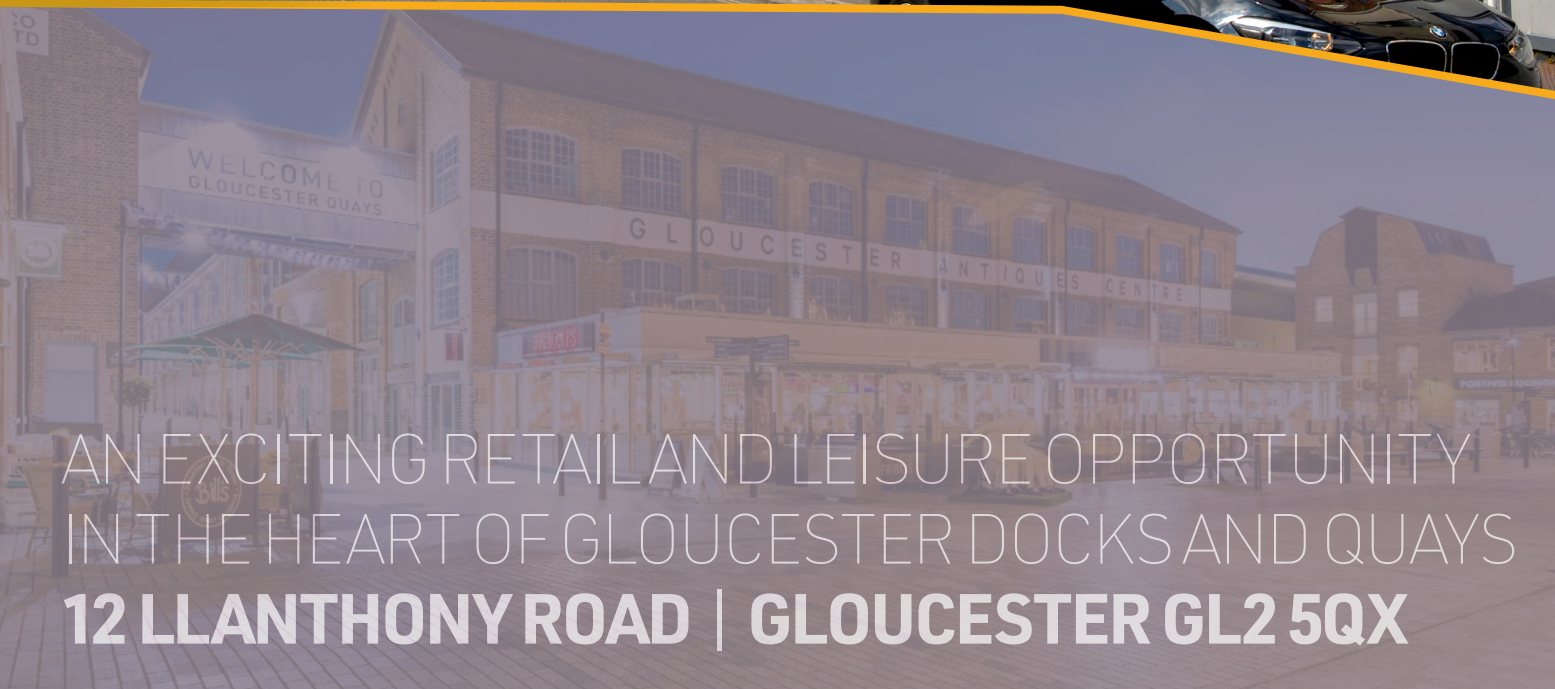
Energy Rating: B

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION





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CONTACTS

All viewings are by prior appointment
from the Landlord's agents:

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MISREPRESENTATIONS ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

These sales particulars are intended only to give a fair description of the property and do not form the basis of any contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is in no way guaranteed. The purchaser or lessee will be responsible for satisfying themselves on all matters relevant to any developments they may propose to carry out and neither the Vendors nor their agents accept liability in respect thereof. These particulars do not constitute any part of any offer or contract. The Vendors do not make or give, nor does any other person in their employment have any authority to make or give, any representations or warranty whatsoever in relation to this property. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Regulated by RICS.