

# TO LET

## Retail Units

Available as a whole or may divide.

4430 sq ft (411.55 sq m)



**'Fusion'**  
**Station Road**  
**Gloucester**  
**GL1 1EG**

- City Centre Pub/Leisure Property.
- Predominantly open plan ground floor areas.
- Granted planning permission for a children's nursery

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1 Newcourt, Steadings Business Centre, Maisemore, Gloucester GL2 8EY

## Location

'Fusion' is located on Station Road in Gloucester City Centre and has easy access to the city's main retail area.

The property is in very close proximity to the city's railway and bus station.

## Description

The detached property boasts a prominent corner position in Gloucester City Centre.

Previously run as a pub it is arranged over basement, ground and first floors. The ground floor is predominantly open plan with ladies and gents WC's and a kitchen area.

The first floor is currently divided to form numerous individual rooms and would have originally been living accommodation for the pub.

Externally there is a courtyard to the rear with car parking and a brick built garage/store to the side.

The property would be suitable for its previous use as a public house or alternative uses subject to gaining any necessary planning consents.

## Floor Area

The property has the following floor areas:

|              | <u>Sq ft</u> | <u>Sq m</u>   |
|--------------|--------------|---------------|
| Ground Floor | 2361         | 219.41        |
| First Floor  | 2040         | 189.52        |
| Garage       | <u>293</u>   | <u>27.25</u>  |
| <b>Total</b> | <b>4694</b>  | <b>436.18</b> |

All measurements are approximate and measured on a gross internal floor area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## Rating

The property to be reassessed for rating purposes upon occupation.



## Services

Mains water, drainage and electricity are connected to the property.

**Note: None of the services have been tested by Kurt Wyman Surveyors.**

## Terms

The property is available by way of a new full repairing and insuring lease for a negotiable term of years.

## Quoting rental

On application to the agents.

## Legal Costs

Each party will be responsible for their own legal fees incurred in the transaction.

## Vat

Rental is quoted exclusive of VAT.

## Viewing

**By prior appointment with:**

**Kurt Wyman Surveyors**

**01452 380064**

**Email: [kurt@kurtwymansurveyors.co.uk](mailto:kurt@kurtwymansurveyors.co.uk)**