

SHOP UNIT TO LET – RESTAURANT/CAFE PREMISES 2 BELL WALK, GLOUCESTER



Location

The Eastgate Centre is situated in between Eastgate Street and Southgate Street and is anchored by **Marks & Spencer**, **JD Sports** and **H&M**. The scheme also features an Indoor Market with car parking above.

The subject premises are situated adjacent to **Specsavers** and **Tesco** and opposite to **Lloyds Pharmacy**. Footfall within the scheme is approximately 670,000 per month.

Description

The property comprises a shop unit that is configured over ground & first floors, the ground floor being above mall level and accessed by a small staircase. The unit benefits from mall seating and comprises the following approximate areas:-

Ground Floor Sales	151.1 sq.m.	(1,627 sq.ft.)
First Floor Ancillary	60.0 sq.m.	(645 sq.ft.)

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Rent

Rental offers in the region of **£25,000** per annum are invited exclusive of rates and VAT.

Service Charge

The annual service charge for year ended March 2018 is **£11,300.09**

Rating Assessment

Rateable Value	£33,750.00
Rate in the £ (2017/18)	46.6p
Rates Payable	£21,570.93

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:-

Russ Power

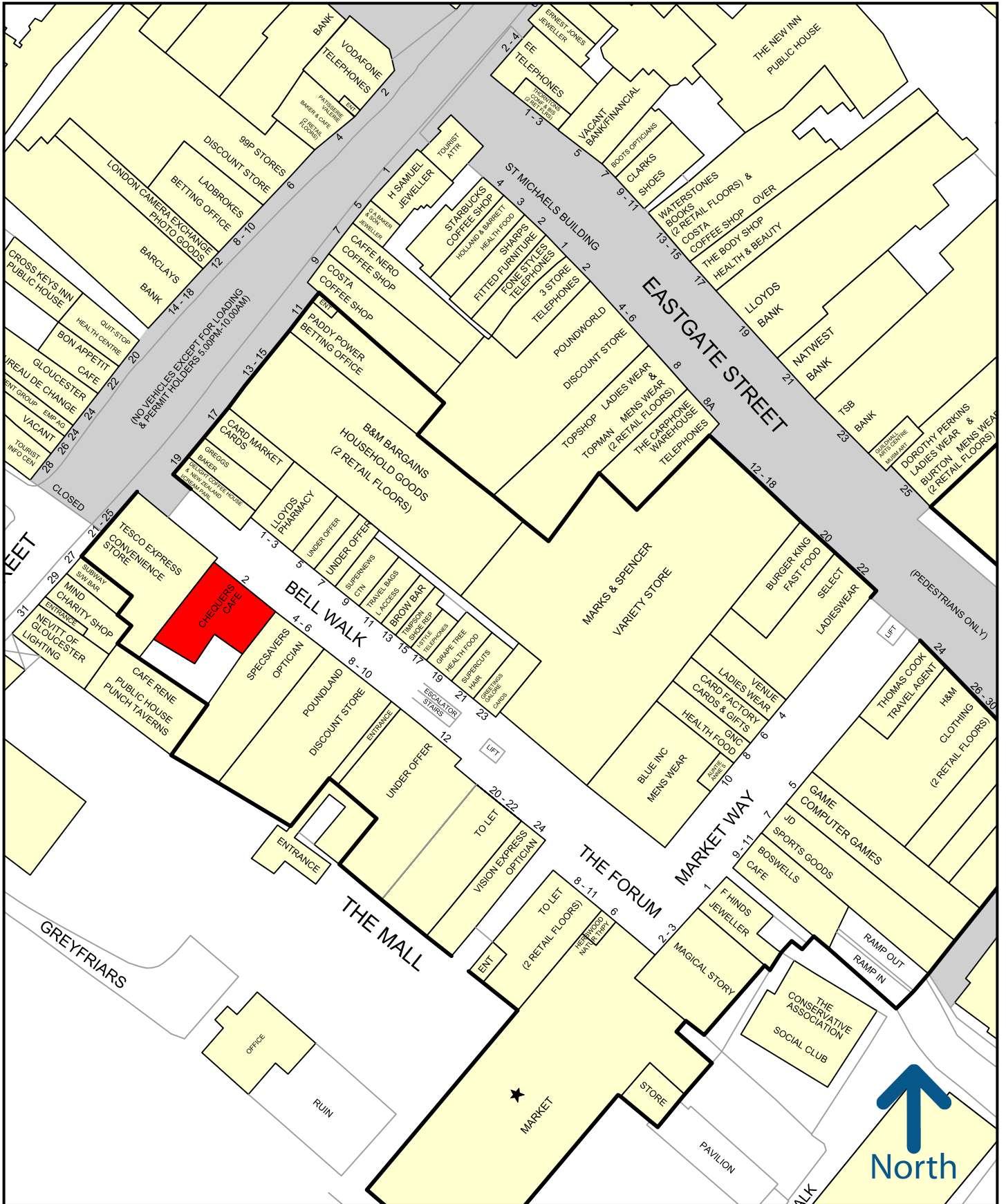
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Date Prepared: October 2017

**All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 02/06/2015
Created By: RHT

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