

SHOP UNIT TO LET – 20-22 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 the **Vision Express** and opposite **Marks & Spencer**. Footfall within the scheme is approximately 670,000 per month.

Description

The property comprises a newly created shop on ground and first floor levels with the following approximate areas:-

Ground Floor Sales	310.48 sq.m.	(3,342 sq.ft.)
First Floor Storage	49.80 sq.m.	(536 sq.ft.)

The unit will be white boxed by the landlord and will be available for occupation July/August 2015.

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 **£60,000** per annum are invited exclusive of rates and VAT.

Service Charge

£23,696.54

Rating Assessment

To be assessed.

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:-

Ian Hughes

Rowley Hughes Thompson

Direct Tel: 0121 212 7802

Email: ianh@rhtretail.co.uk

Russ Power

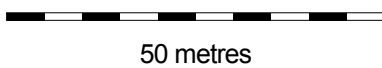
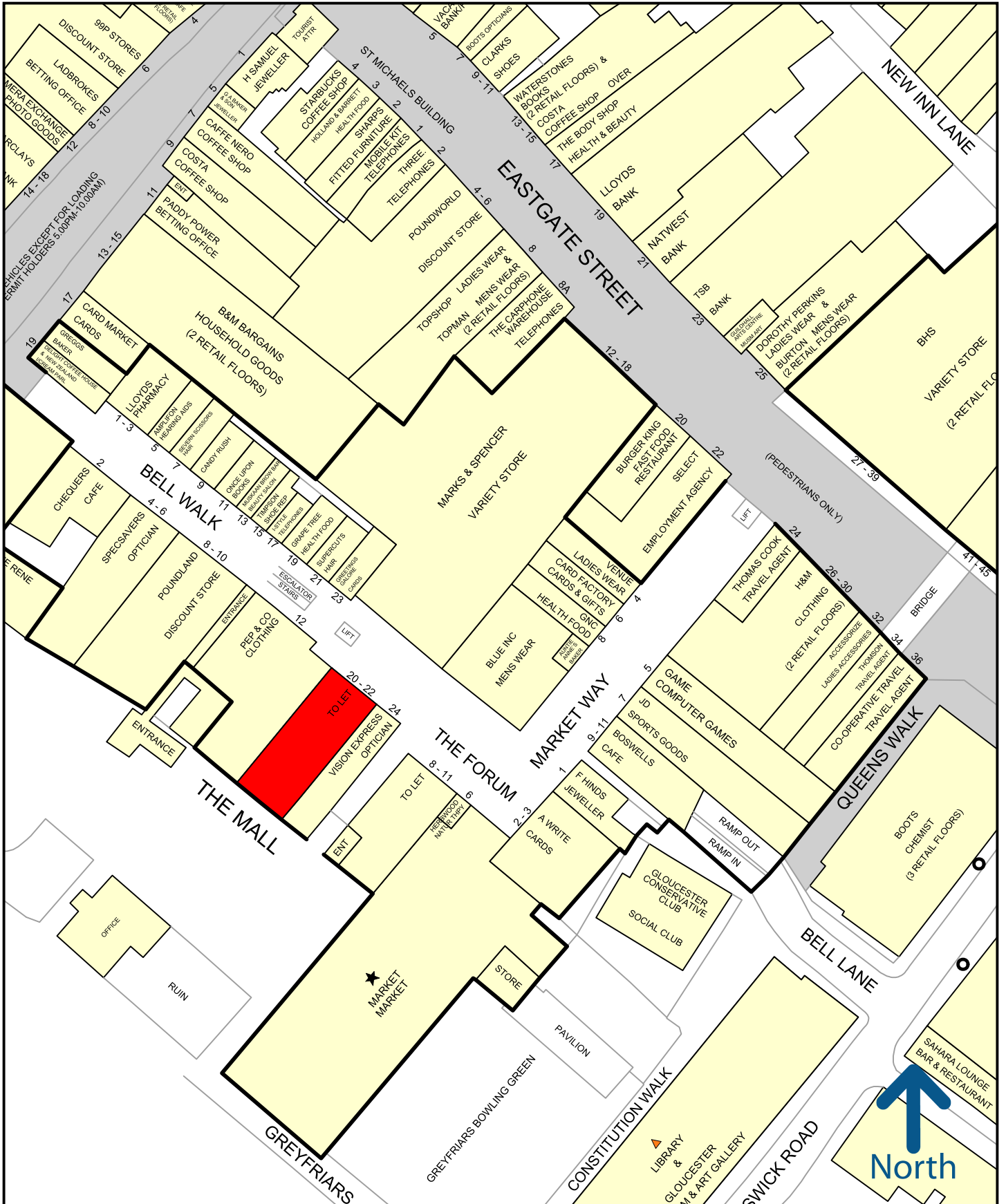
Rowley Hughes Thompson

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Updated: **October 2017**

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



Experian Goad Plan Created: 07/01/2016
Created By: RHT

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