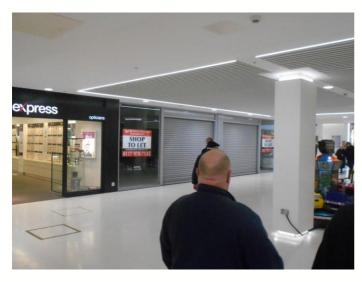


# ROWLEY HUGHES 1121 212 7800

## 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

Direct Tel: 0117 970 7536

Email: russp@rhtretail.co.uk

Updated: October 2017

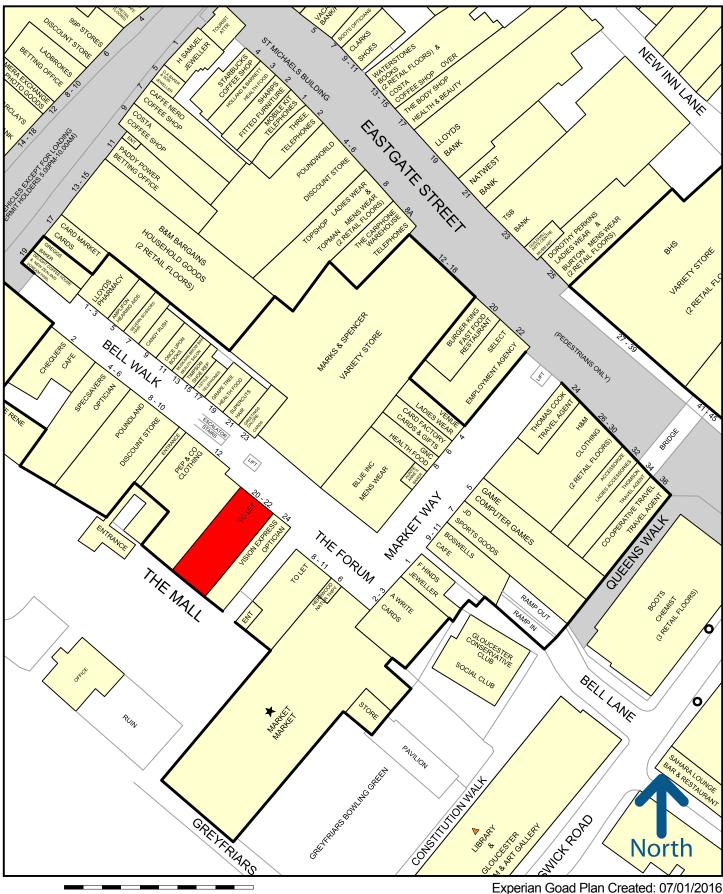
All transactions are stated exclusive of VAT

**SUBJECT TO CONTRACT** 

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50 metres