

ROWLEY HUGHES 117 970 7535

SHOP TO LET – WITH A5 PLANNING CONSENT 20 EASTGATE STREET, GLOUCESTER, GL1 1PA



Location

The shop is situated in the city's prime pedestrianised retail pitch, adjacent to Marks & Spencer and Select. Other retailers in the vicinity include Thomas Cook, Burton/Dorothy Perkins and H&M.

The shop forms part of the Eastgate Centre and is very close to the entrances to both Eastgate Centre and Kings Walk.

The centre benefits from a 400 space car park and a monthly footfall of approximately 670,000 people.

Description

The property comprises a ground floor shop unit with ancillary space. It benefits from excellent frontage to Eastgate Street, and extends to the following approximate areas:-

Ground Floor Sales	179.4 sq. m.	(1,931 sq. ft.)
First Floor Ancillary	67.8 sq. m.	(730 sq. ft.)

Tenure

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

Planning

The property benefits from an A5 planning consent and alternative uses will be considered.

Rent

Rental offers in the region of £77,500 per annum are invited, exclusive of rates and VAT.

Rating Assessment

Rateable Value (2017) £99,500 Current Rates Payable £58,149

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

The property has an F rating.
A copy of the EPC is available upon request.

Service Charge

The property has an annual service charge liability of £33,214.

Legal Costs

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

Viewing

Strictly by appointment with the sole agent:-

Russ Power

Rowley Hughes Thompson

Direct Tel: 0117 970 7536 Email: russp@rhtretail.co.uk

Date Prepared: September 2017

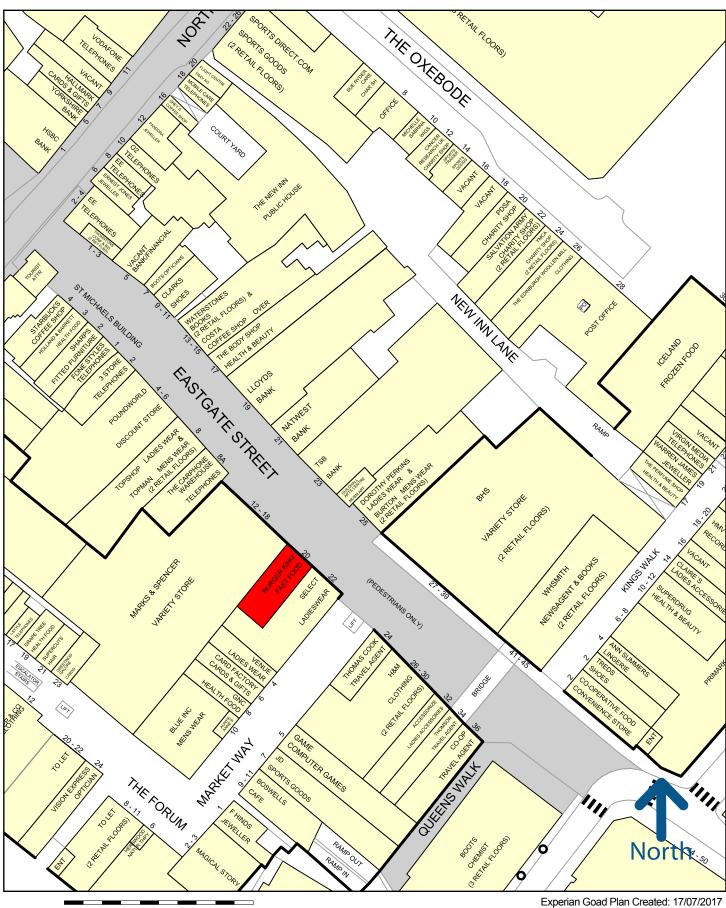
All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967 NOTICE: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of any offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to teh property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.







50 metres

Created By: RHT

