

ROWLEY HUGHES 1121 212 7800

RETAIL PREMISES TO LET – 4 MARKET WAY, THE EASTGATE CENTER, GLOUCESTER SUBJECT TO VACANT POSSESSION



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 within the prime mall of the centre adjacent to **Select** and **Card Factory** and opposite **Game**.

Description

The property comprises a shop on ground and first floors with the following approximate areas and dimensions:-

	Sq m	Sq ft
Ground Floor Sales	100.49	1,082
First Floor Storage/Staff	31.7	341

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 £42,500 per annum are invited exclusive of rates and VAT.

Rating Assessment

Rateable Value £46,500 Rate in the £ (2017/2018) 46.6p Rates Payable £21,669

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.

Service Charge

The current service charge on this property is £15,568.18

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

Rowley Hughes Thompson

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

Date Prepared: October 2017

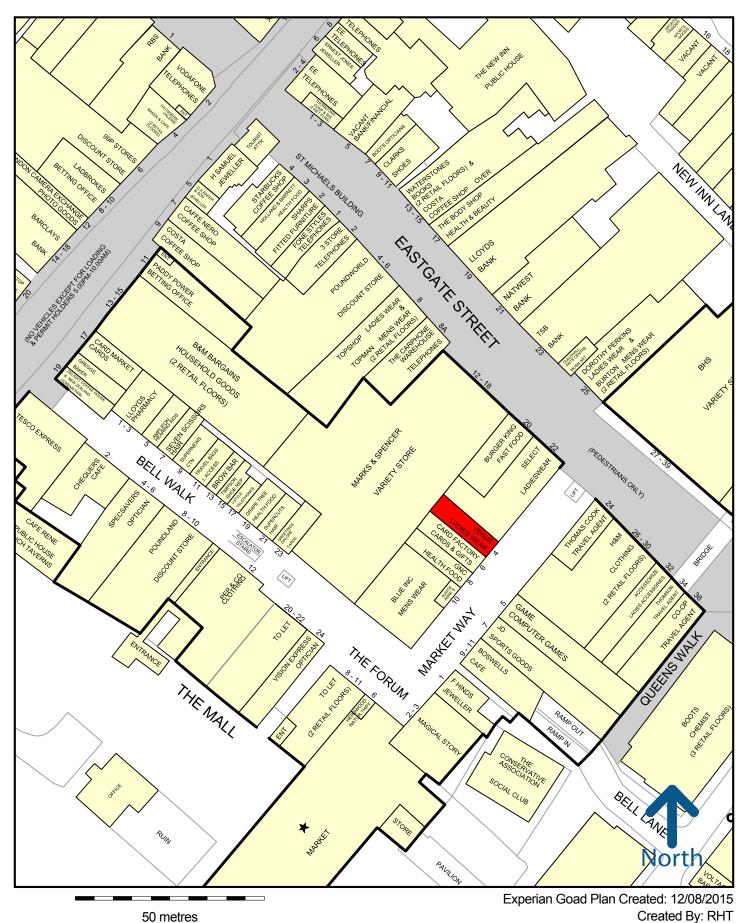
All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT

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