

**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**

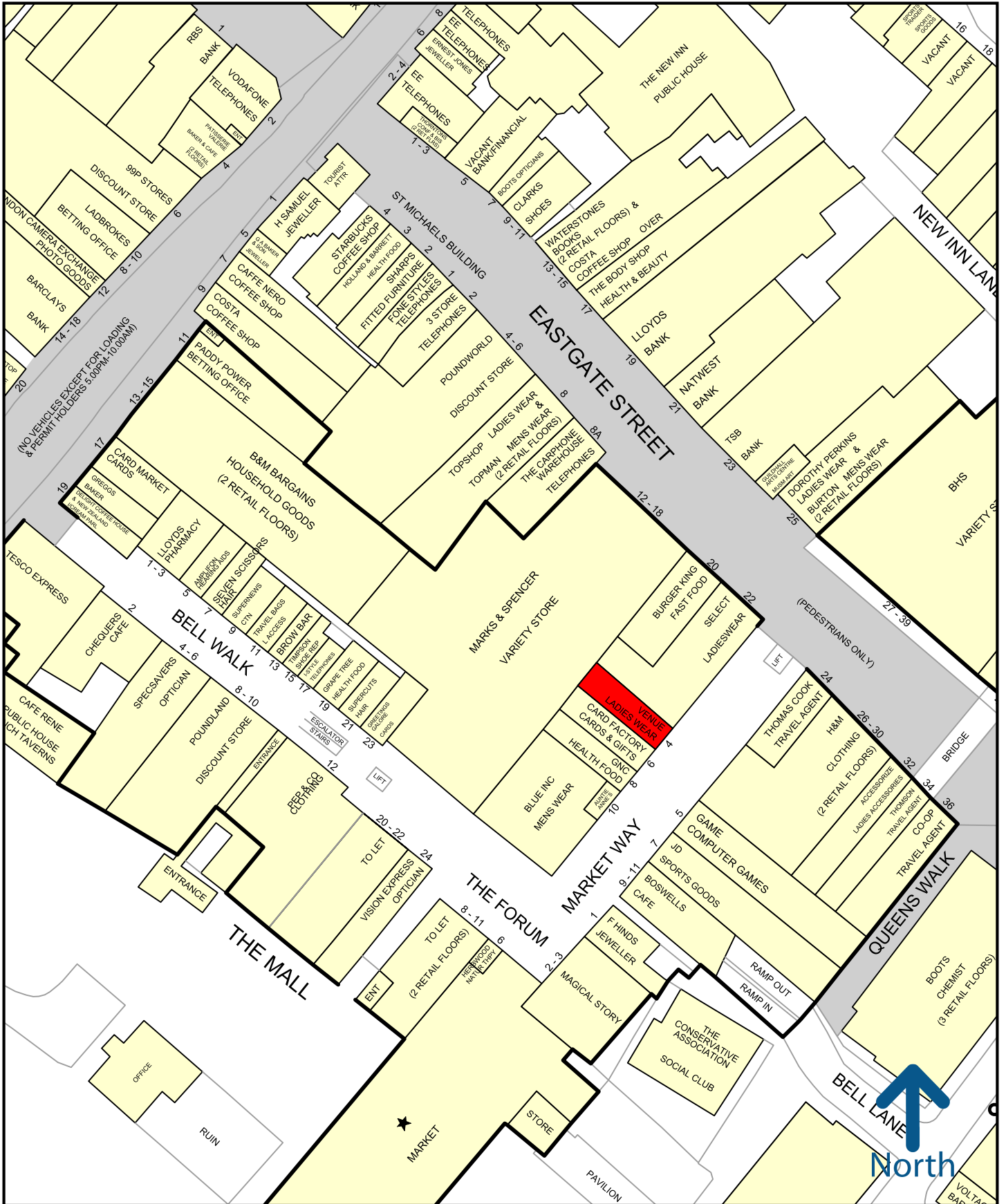
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**Date Prepared:** October 2017

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



Experian Goad Plan Created: 12/08/2015  
Created By: RHT

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