

## RETAIL PREMISES TO LET – 7 BELL WALK, THE EASTGATE CENTRE, GLOUCESTER, GL1 1XH

**\*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.

Bell Walk is the Mall situated towards the Northgate Street end of the Centre and comprises smaller units, mainly let to local occupiers, opposite strong anchors such as **Poundland, Pep & Co** and **Specsavers**. Footfall within the scheme is approximately 670,000 per month.

### Description

The property comprises a shop on one level only with the following approximate areas:-

Ground Floor Sales    736 sq ft    68.4 sq m

### 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 £25,000 per annum are invited exclusive of rates and VAT.

### Rating Assessment

Rateable Value	<b>£19,000</b>
Rate in the £ (2017/2018)	<b>46.6p</b>
Rates Payable	<b>£8,854</b>

This information is for guidance purposes only. There will be transitional relief. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

### Service Charge

£6,361.19 (2017/2018)

### Insurance Liability

£169.00 (2017/2018)

### 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 agents:-

### Russ Power

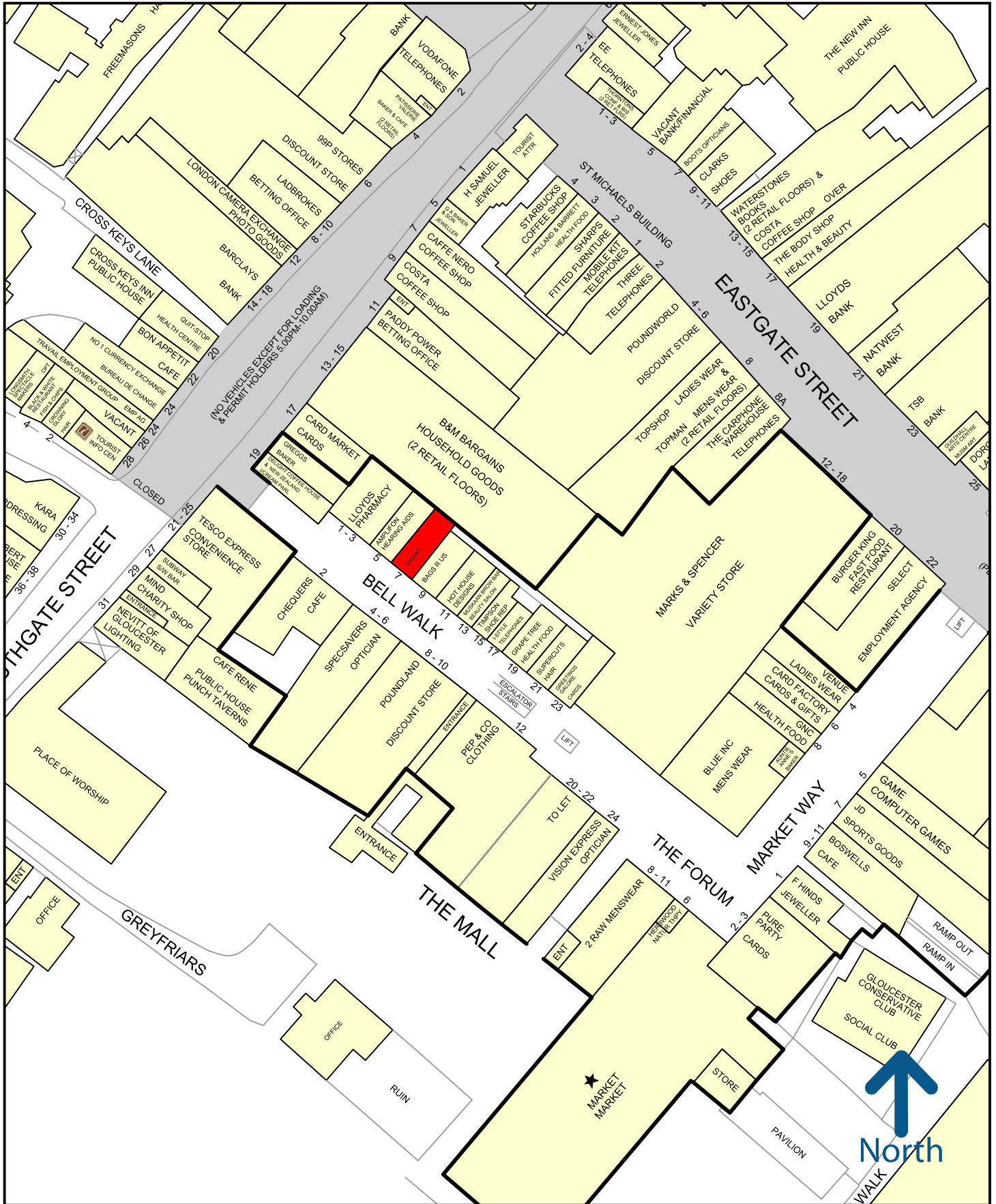
**Rowley Hughes Thompson**

Direct Tel: 0117 970 7536

Email: [russp@rhtretail.co.uk](mailto:russp@rhtretail.co.uk)

Date Prepared: October 2017

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



50 metres

Experian Goad Plan Created: 04/04/2017  
Created By: RHT

