

RETAIL PREMISES TO LET – 8-10 THE FORUM, GLOUCESTER



Location

The Eastgate Centre is situated in between Eastgate Street and Southgate Street and is anchored by **Marks & Spencer, JD Sports and Poundland.**

The subject premises are situated opposite **Blue Inc** and adjacent to the Market and **Vision Express.** Footfall within the scheme is approximately 670,000 per month.

Description

The property comprises a shop on ground and basement levels with the following approximate areas:-

Ground Floor Sales	237.74 sq.m. (2,559 sq.ft.)
Basement Sales /Storage	254.37 sq.m. (2,738 sq.ft.)

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 **£77,500 per annum** are invited exclusive of rates and VAT.

Service Charge

The annual service charge is **£36,159.93.**

Rating Assessment

Rateable Value	£108,000
Rate in the £ (2017/2018)	47.9p
Rates Payable	£51,732

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

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

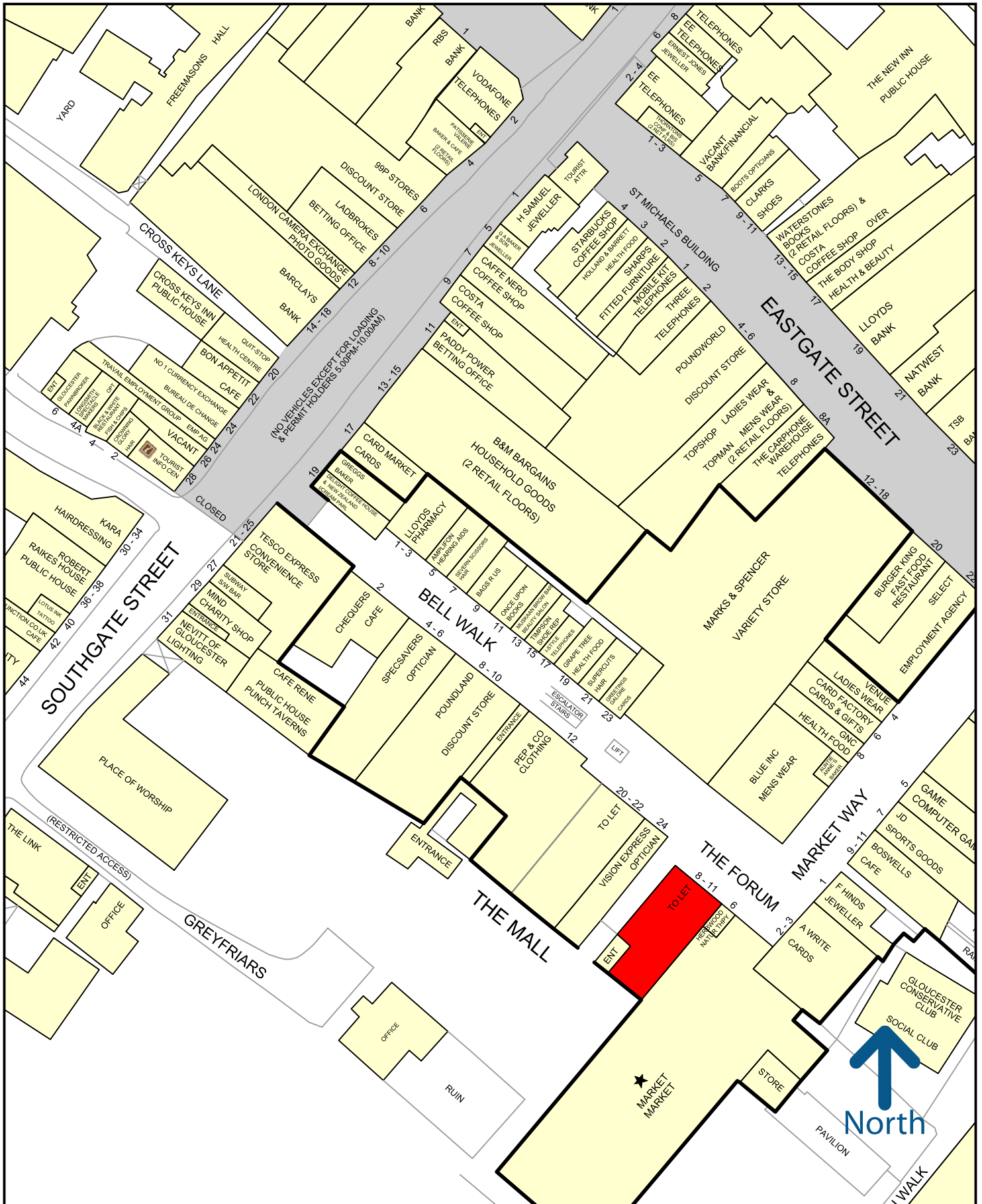
Rowley Hughes Thompson

Direct Tel: 0117 970 7536

Email: russp@rhtretail.co.uk

Date Revised: October 2017

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



Experian Goad Plan Created: 31/03/2016
Created By: RHT

