

ROWLEY HUGHES 112127800

RETAIL PREMISES TO LET – 9 BELL WALK, THE EASTGATE CENTRE, 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 and a 400 space car park above.

Bell Walk is the Mall situated towards the Southgate Street end of the Centre, opposite strong anchors such as Poundland, Pep & Co and Footfall within the scheme is Specsavers. approximately 670,000 per month.

Description

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

Ground Floor Sales 60.5 sq.m 650 (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 £25,000 per annum are invited exclusive of rates and VAT.

Rating Assessment

Rateable Value £20,000 Rate in the £ (2017/2018) 46.6p Rates Payable

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 for 2017/2018 is £6,676.

Insurance Liability

£104.00

Energy Performance Certificate

A copy of the EPC is available upon request.

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 russp@rhtretail.co.uk

Date Prepared: October 2017

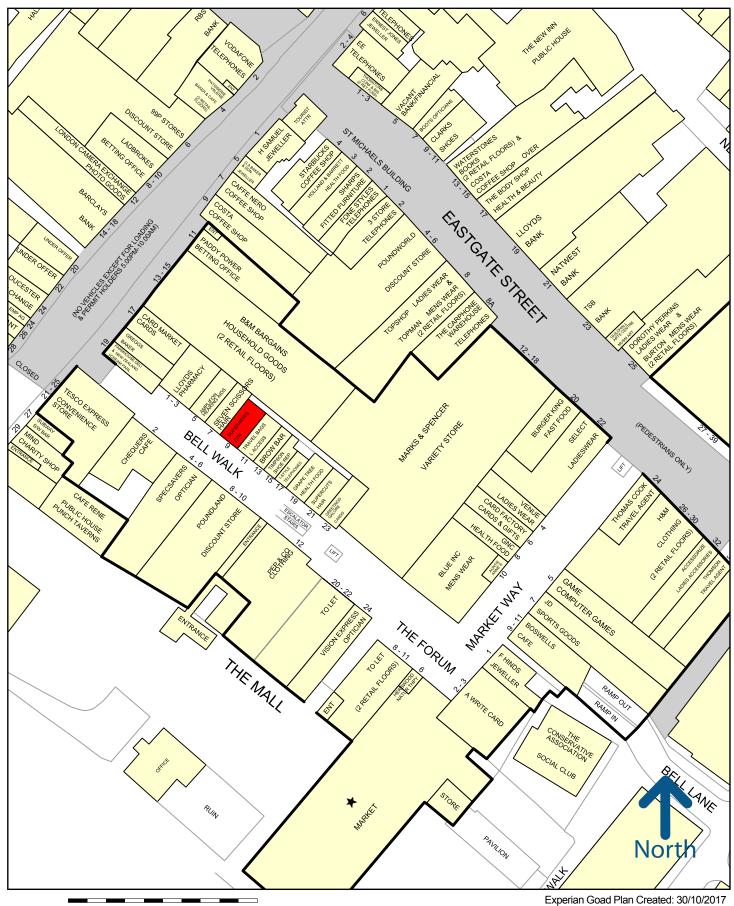
All transactions are stated exclusive of VAT

SUBJECT TO CONTRACT

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50 metres

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