



# EASTGATE SHOPPING CENTRE

GLOUCESTER, GL1 1PA

H&M

THE eastgate

Thomas Cook

EASTGATE

SHOPPING

CENTRE



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## EASTGATE SHOPPING CENTRE

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The Eastgate Centre is located in the heart of Gloucester City Centre between the pedestrianised pitch of Eastgate Street and Southgate Street and comprises a two-level covered shopping centre totalling 260,000 sq ft of retail accommodation within 53 units. The scheme benefits from the City's Indoor Market. In addition, there is a car park totalling 378 spaces situated directly above the shopping centre.

The centre which opened in 1971 was fully refurbished in 2002 with subsequent improvements completed in 2013. The scheme is anchored by Marks & Spencer, H&M, J D Sports, Specsavers, Tesco Express and Select.

Gloucester is the county town of Gloucestershire with a population of 121,000 and is a major retail centre located 9 miles west of Cheltenham and 35 miles north of Bristol. As an important heritage and Cathedral City, tourism plays an important role in the local economy. The City is also home to world-leading aerospace and advanced engineering companies.

Gloucester is well connected to the national transport network situated at the intersection of the A417 and A40 which provides access to the M5 and M4 motorways. Regular train services are also available to London Paddington with a journey time of approximately two hours.

The scheme also benefits from direct rail services to London Paddington, Birmingham, Bristol & Cardiff.



CAR PARKING SPACES

**378**



FOOTFALL

**7.4 million**



TRAVEL METHOD

**42% travel by car**



AVERAGE TOTAL SPEND (£)

**34.15**



% CUSTOMERS VISIT ONCE A WEEK

**71%**







# EASTGATE SHOPPING CENTRE

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% CUSTOMERS TRAVEL < 20 MINS

**68%**



AVERAGE GROCERY SPEND (£)

**43.85**



% CUSTOMERS TRAVEL < 10 MINS

**32%**



NUMBER OF TENANTS

**49**



AVERAGE RETAIL SPEND (£)

**29.27**



TOTAL FLOOR AREA

**260,000 sq ft**



AVERAGE DWELL TIME

**30 mins**



PURCHASE RATE %

**56%**

AVERAGE CATERING SPEND (£)

**7.46**



% CUSTOMERS DON'T SHOP ONLINE

**50%**





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## UNIT AVAILABILITY

UNIT	GROUND	TOTAL	RENT	RV*	ARP**	ASC***
Unit 20 Eastgate Street	2,032	2,916	£77,500	£99,500	£53,278	£33,214
Unit 8-10 The Forum	2,919	5,753	£77,500	£108,000	£51,732	£36,502
Unit 7 Bell Walk	746	746	£25,000	£19,000	£8,854	£6,342
Unit 9 Bell Walk	755	755	£25,000	£20,000	£9,320	£6,676
Unit 12-16 Bell Walk	4,143	5,826	£80,000	£78,500	£37,676	£26,204
Unit 20-22 Bell Walk	3,229	3,767	£60,000	-	-	£23,200
Unit 8-10 Bell Walk	4,406	6,219	£65,000	£81,000	£41,041	£27,038
Unit 2 Bell Walk	1,654	2,509	£25,000	£33,750	£5,051	£11,266
Unit 4 Market Way	1,154	1,593	£42,500	£46,500	£21,669	£15,522

\*RATEABLE VALUE

\*\* ANNUAL RATES PAYABLE

\*\*\* ANNUAL SERVICE CHARGE



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