

**SHOP TO LET – WITH A5 PLANNING CONSENT
20 EASTGATE STREET, GLOUCESTER, GL1 1PA**



Location

The shop is situated in the city's prime pedestrianised retail pitch, adjacent to **Marks & Spencer** and **Select**. Other retailers in the vicinity include **Thomas Cook**, **Burton/Dorothy Perkins** and **H&M**.

The shop forms part of the Eastgate Centre and is very close to the entrances to both Eastgate Centre and Kings Walk.

The centre benefits from a 400 space car park and a monthly footfall of approximately 670,000 people.

Description

The property comprises a ground floor shop unit with ancillary space. It benefits from excellent frontage to Eastgate Street, and extends to the following approximate areas:-

Ground Floor Sales	179.4 sq. m.	(1,931 sq. ft.)
First Floor Ancillary	67.8 sq. m.	(730 sq. ft.)

Tenure

The premises are available by way of a new FRI lease for a term of years to be agreed.

Planning

The property benefits from an A5 planning consent and alternative uses will be considered.

Rent

Rental offers in the region of **£77,500** per annum are invited, exclusive of rates and VAT.

Rating Assessment

Rateable Value (2017)	£99,500
Current Rates Payable	£58,149

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

The property has an F rating.
A copy of the EPC is available upon request.

Service Charge

The property has an annual service charge liability of £33,214.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the sole agent:-

Russ Power

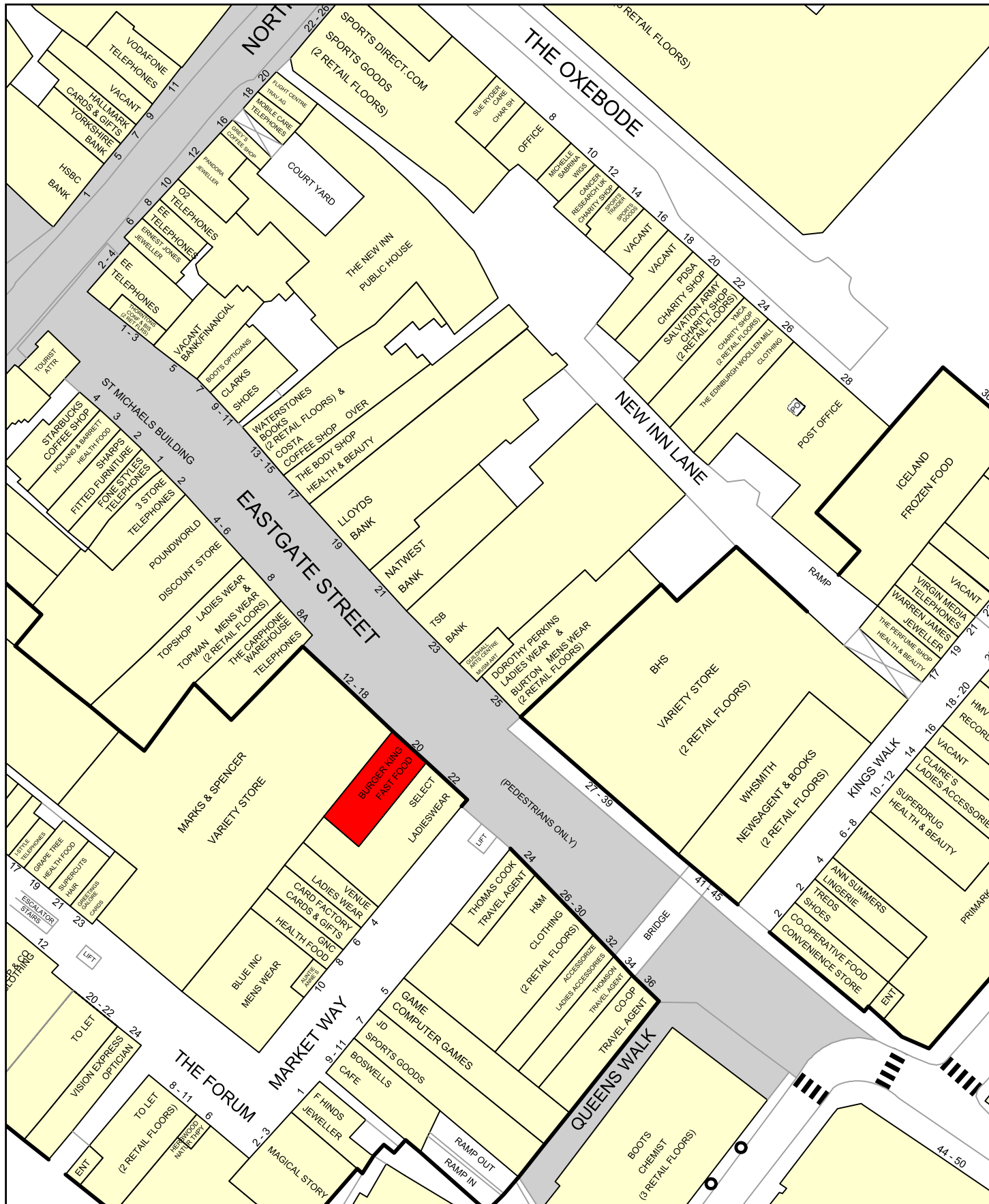
Rowley Hughes Thompson

Direct Tel: 0117 970 7536

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Date Prepared: September 2017

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



50 metres

Experian Goad Plan Created: 17/07/2017
Created By: RHT