

## 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 **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 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	<b>£20,000</b>
Rate in the £ (2017/2018)	<b>46.6p</b>
Rates Payable	<b>£9,320</b>

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.

### Legal Costs

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

### Viewing

Strictly by appointment with the sole agent:-

### Russ Power

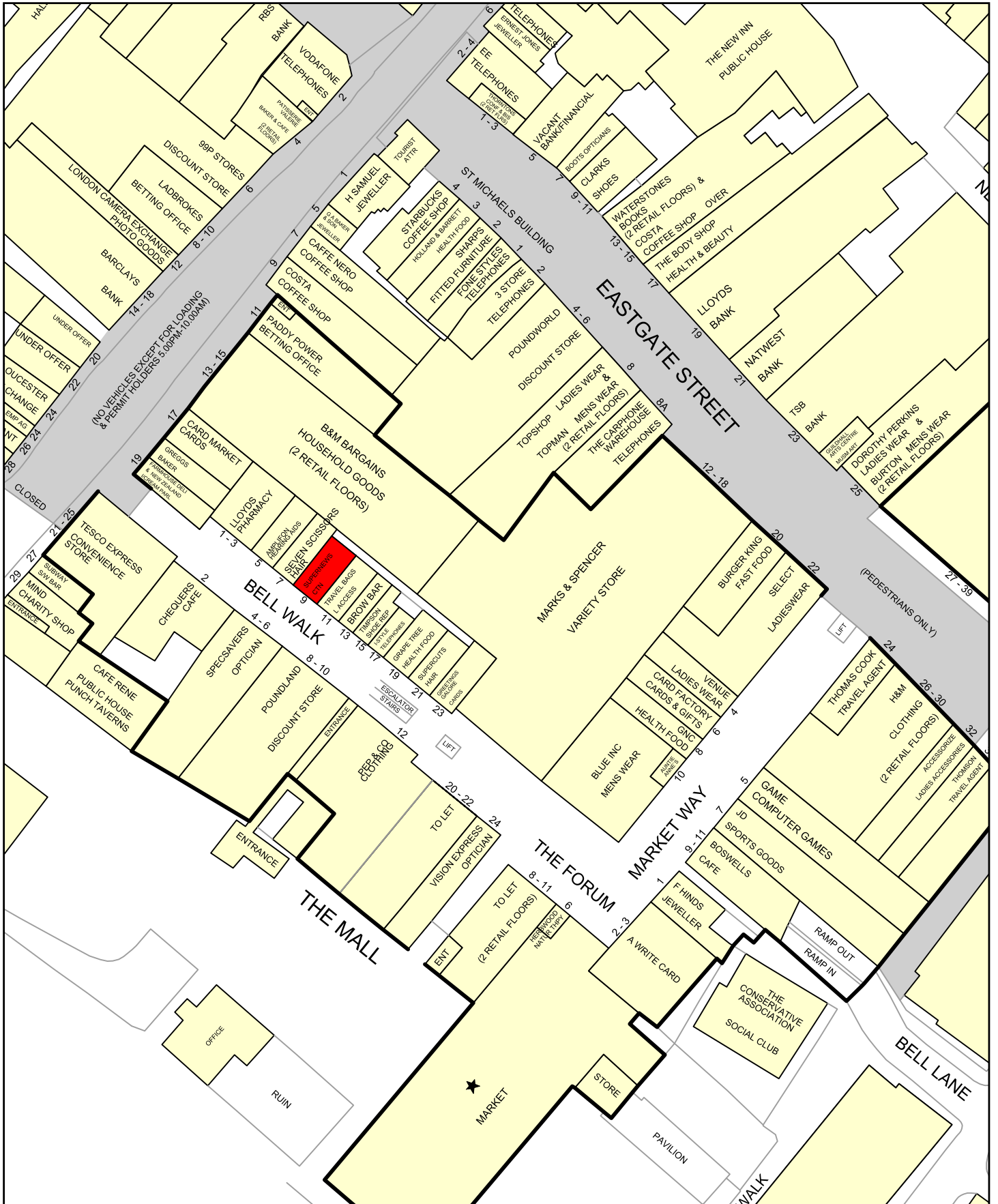
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**Date Prepared:** October 2017

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



50 metres

Experian Goad Plan Created: 30/10/2017  
Created By: RHT