

Prime Shop To Let

11 Northgate Street
GLOUCESTER
GL1 2AN



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Location

The subject property in a prime location in the High Street immediately adjacent to the new TK Maxx store which opened in March.

There are a host of other multiple retailers closeby including O2, Pandora, Debenhams, Sports Direct, Coffee #1, Bon Marche and Shoezone.

Accomodation and floor areas

The premises are arranged on ground, first and second floors and comprise the following approximate dimensions and net internal areas:

Gross Frontage	23' 4"	7.11m
Internal Width	22' 4"	6.80m
Ground Floor Sales Area	1,024 sq ft	95.13 m2
First Floor Ancillary	970 sq ft	93.73 m2
Second floor Ancillary	947 sq ft	88.07 m2

Interested parties are advised to verify these areas on site by prior appointment.

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Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rental

£35,000 per annum exclusive

VAT

The premises are elected for VAT

Business Rates

2017 Rateable Value:	£58,500
UBR 2017/2018:	47.90 p

Interested parties are strongly advised to verify the actual rates payable with the Local Authority, Gloucester City Council.

Legal Costs

Each party to bear their own legal costs

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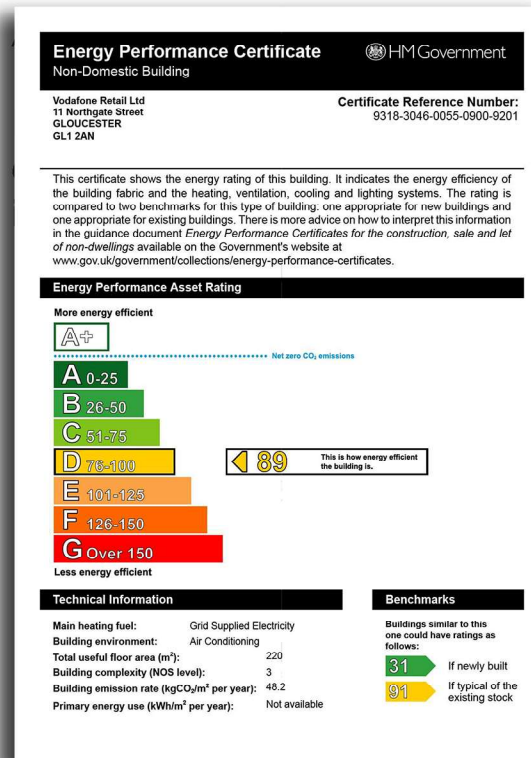


downing
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graduated Prime Shop To Let

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Viewing

Strictly by appointment through the sole agents:

Pete Downing at [Downing Bentley](#)

T: [01242 222369](tel:01242222369)

E: pdowning@downingbentley.co.uk

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