

# EXCELLENT FULLY FITTED GYM OPPORTUNITY

Upper Floors - 13/23 Northgate Street, Gloucester, GL1 2DD



# LOCATION

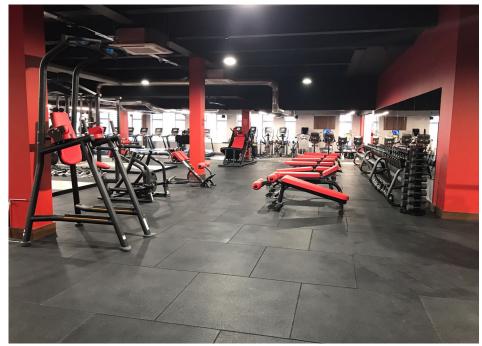
Gloucester is a historic cathedral city in south west England. Located on the River Severn, the city has Bristol to the south (32 miles) and Birmingham to the east (45 miles). Gloucester is serviced by the A417 and A4 linking the city to the M5. The railway station connects Gloucester to Bristol, Birmingham and London Paddington via Swindon.

# SITUATION

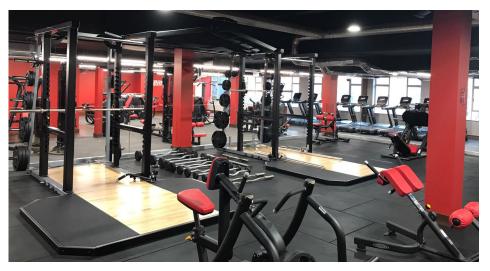
The property is excellently situated on Northgate Street above TK Maxx, close to the intersection of Northgate and Eastgate Street.

Occupiers in the immediate surrounding area include; Topshop, Debenhams, Sports Direct, Costa and Peacocks.













# RETAILING IN GLOUCESTER

The retail offer in Gloucester provides an estimated 1,48 million sq ft of retail floor space, with a primary catchment population of 357,000 persons and an affluent shopping population of 190,000 (Source: PROMIS). The primary retail destination is the intersection of Northgate, Southgate, Eastgate and Westgate Street.

## ACCOMMODATION

DEMISE	SQ FT	SQ M
Ground Floor lobby	276	25.6
First Floor	13,291	1,234.8
Second Floor	3,295	306.1
	16,862	1,566.5

<sup>\*</sup>Subject to vacant possession.

# TENURE

The property is available Leasehold or Long Leasehold (further details available upon request).

<sup>\*</sup>Subject to vacant possession.



#### VAT

The property is elected for VAT

## **EPC**

An EPC is available upon Request

#### RENT

Rental offers are invited in excess of **£80,000** pa for this fully fitted gym opportunity.

Alternatively, offers are invited for our clients 248 year Long Leasehold with vacant possession.

### CONTACT

#### **Ben Chislett**

+44 (0) 794 070 7554 +44 (0) 207 409 8153 bchislett@savills.com

#### Olly Eades

+44 (0) 7811 683 198 +44 (0) 207 975 2889 oeades@savills.com



#### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property
  either here or elsewhere, either on their own behalf or on behalf of their client or otherwise.
   They assume no responsibility for any statement that may be made in these particulars. These
  particulars do not form part of any offer or contract and must not be relied upon as statements or
  representations of fact.
- 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | May 2019