



## EXCELLENT FULLY FITTED GYM OPPORTUNITY

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

Leasehold Or Long Leasehold Available - **Fully fitted gym to high end specification**

savills



## 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
	<b>16,862</b>	<b>1,566.5</b>

\*Subject to vacant possession.

## TENURE

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

\*Subject to vacant possession.

