

# TO LET

## Lock up Shop with Basement Storage

**15 St Aldate Street, Gloucester, GL1 1RP**



## LOCATION

Gloucester City is a major retail destination, especially with the recent regeneration of The Docks and the new retail village known as Gloucester Quays. Northgate Street is a major retail hub of the City, and St Aldate Street provides the linkage to the Kings Walk Shopping Centre, the Bus and Railway Stations. The properties are close to the 225,000ft<sup>2</sup> Debenhams Department Store, the City Post Office and other major banks and retail occupiers.

## SUBSIDIARIES

Panther Investment Properties Limited | Panther Trading Limited | Panther (Dover) Limited | Panther Shop Investments (Midlands) Limited | Panther AL Limited | Westmead Building Company Limited | Surrey Motors Limited | Multitrust Property Investments Limited | Northstar Land Limited | Melodybright Limited | MRG Systems Limited

### VAT GROUP (991 2403 21)

Panther (VAT) Properties Limited | Panther (Bromley) Limited | Panther AL (VAT) Limited | Panther Developments Limited | Northstar Property Investment Limited | Snowbest Limited | Eurocity Properties (Central) Limited | Eurocity Properties PLC | CJV Properties Limited | TRS Developments Limited

**ACCOMMODATION**

Ground Floor and basement retail unit with glazed frontage to St Aldate Street. Internal Security Shutter Rear service yard with car parking, access via basement.

Ground Floor: 301 sq ft  
Basement: 277 sq ft

NB: All measurements shown are believed to be accurate but must be regarded as approximate only. No appliances or services tested.

**RENT**

£8,750.00

**LEASE TERMS**

Full Repairing & Insuring terms and subject to five yearly upward only rent reviews.

**VAT**

VAT is applicable on rent and other outgoings

**RATEABLE VALUE****Standard Business Multiplier**

Rateable value: £5,700.00

Rates payable: £2,468.10

(based on 2011/2012 standard business multiplier of 0.433)

(all subject to confirmation with Local Authority)

**LEGAL COSTS**

The ingoing tenants will be required to provide an undertaking to pay the landlord's abortive legal costs in the event they withdraw from the transaction once solicitors have been instructed.

Each party will be responsible for their own costs on completion.

**VIEWING**

By appointment through Panther Securities PLC  
Contact: John Doyle / Jack Bispham  
Telephone: 01707 667 300

**SUBJECT TO CONTRACT**