

**UNIT 4B
THE PEEL CENTRE
ST ANNS WAY
GLOUCESTER
GL1 5FF**



Location

The Peel Centre is located a short distance from Gloucester City Centre just off the A430 Bristol Road and directly opposite the Gloucester Quays Outlet and Leisure Development. Neighbouring traders include **Gala Bingo Clubs, Toys R Us, Hobby Craft and Burger King**. The free parking at the Peel Centre immediately outside the premises attracts significant numbers of cars in preference to the multi storey serving the adjacent Gloucester Quays Centre where charges apply.

Accommodation

A steel frame building with clear span and excellent natural light and clear internal space providing the following approximate areas and dimensions:-

Frontage	26.5m	87'0"
Internal Width	29m	95'0"
Depth	29.5m	96'9"
Ground Floor Gross Internal Area	834.5m²	8979 sq ft

Lease

A new lease is proposed expiring on the 21 December 2029. The lease will contain provision for rent reviews at 5 yearly intervals.

Rental

£105,500 pa.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

Rateable Value

We have made enquiries via the valuation office website which confirms the rateable value for the premises as follows:-

Rateable Value	
(2010 Assessment)	£83,000
Rate in the £ (2016/17)	0.497

Prospective parties should make their own enquiries with Gloucester Council – 01452 522 232

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

Viewing

Strictly by appointment with the Joint Retained Agents:-

Ref: Andy Silverwood
andys@wrightsilverwood.co.uk
0121 410 5547

Or

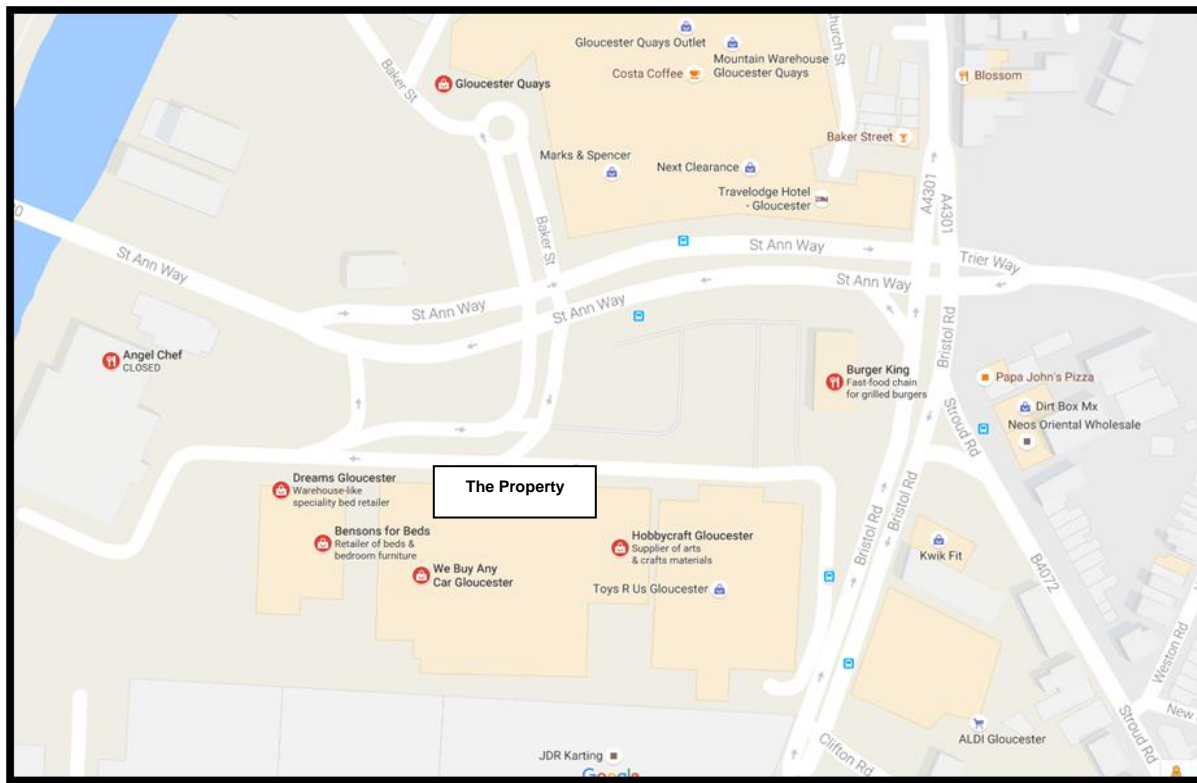
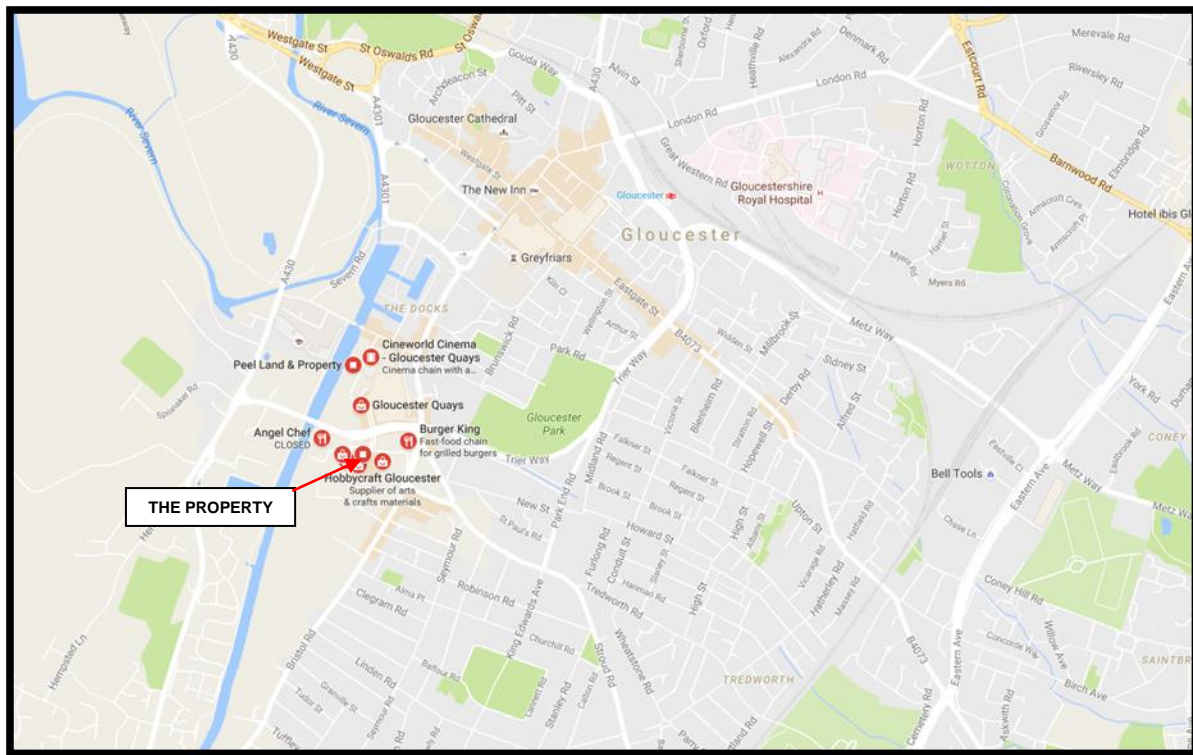
Ref: Pete Downing
pdowning@downingbentley.co.uk
01242 222369

ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT

SUBJECT TO CONTRACT

AUGUST 2016

0121 454 4004



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