

Gloucester

7 Eastgate Street, GL1 1NS

ON BEHALF OF BOOTS UK LTD



PHOTOGRAPH TO BE INSERTED

Location

The property is located in a prominent location on Eastgate Street adjacent to **Clarks Shoes** and **Santander Bank** close to **BHS**, **Costa Coffee** and **B&M**. Opposite are **Carphone Warehouse**, **Topshop**, **Poundworld**, **Holland & Barrett** and **Starbucks**

Accommodation

The premises provide the following approximate floor areas:-

Ground Floor Sales:	54.63 sq m	588 sq ft
First Floor Sales:	50.54 sq m	544 sq ft

Lease Term

The premises are held on a 25 year lease due to expire on 31 March 2019, subject to a rent review on 5 May 2014.

Rent

The passing rent is **£53,812 pax**.

Rates

We are advised by the Local Rating Authority, that the rates are assessed as follows:-

Rateable Value (2010)	£42,250
Rates Payable (2013/14)	£19,899.75

Interested parties are advised to verify these figures themselves with the Local Rating Authority.

Costs

Each party is to be responsible for its own professional costs incurred in the transaction.

EPC

Energy Performance Certificate assessment D : 94.

IMPORTANT NOTICE

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Viewing and Further Information

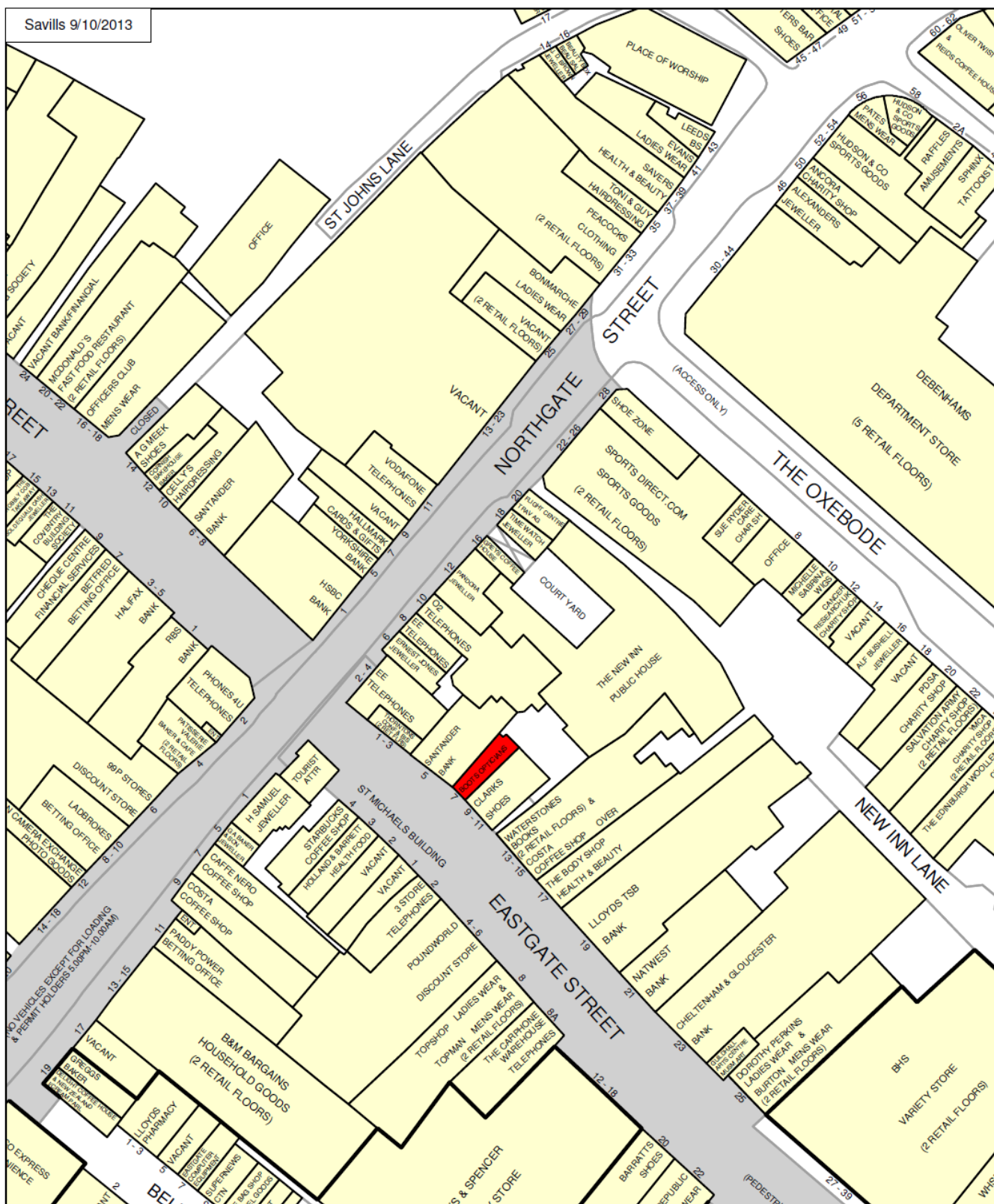
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