

HIGH STREET RETAIL UNIT TO LET (MAY SELL)

Gloucester

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PROPERTY CONSULTANTS



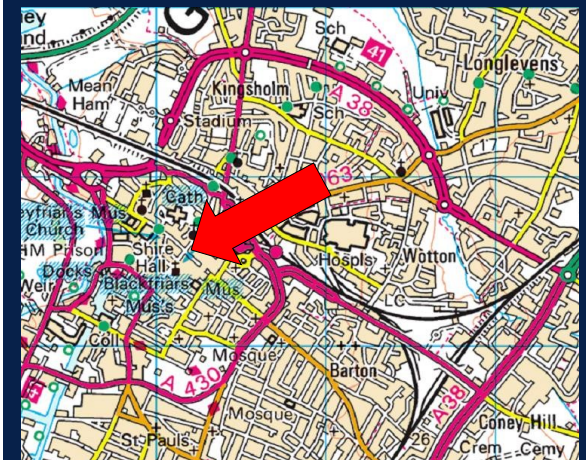
High Street Retail Unit

1-3 Eastgate Street
Gloucester
GL1 1NS

Ground floor area approx:
620 sq ft (57.60 sq m)

Ancillary approx:
1,323 sq ft (122.90 sq m)

- Prime retail pitch adjoining The Cross.
- New lease available
- Former café use on first floor.
- Opportunity to purchase



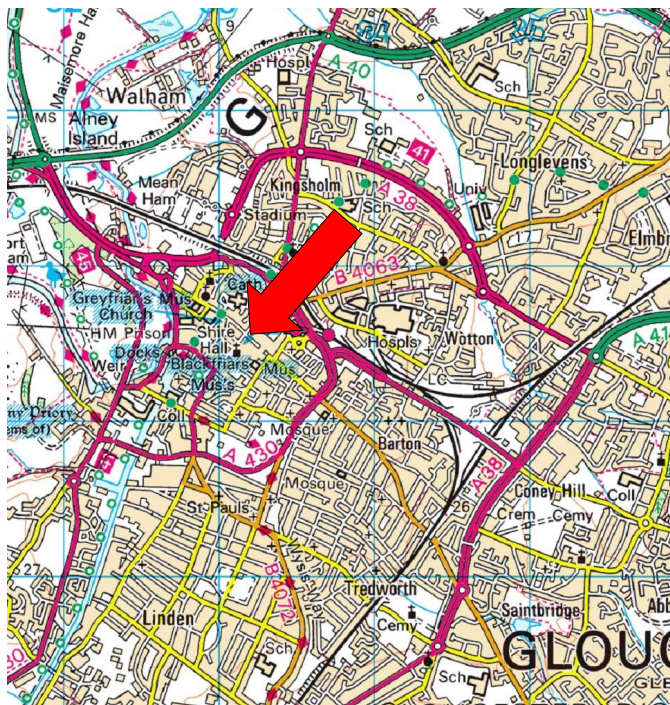
1-3 Eastgate Street, Gloucester, GL1 1NS

Location

Gloucester is a historic Cathedral City conveniently situated 10 miles west of Cheltenham, and 35 miles north east of Bristol. Road connections are excellent with easy access to the M5 Motorway via Junctions 11, 11A and 12.

The property is prominently located on a prime retail pitch adjoining The Cross, where Northgate, Southgate, Eastgate and Westgate Streets converge, being the prime retail area.

Other nearby occupiers include Marks & Spencer, Topshop, Holland & Barrett, WHSmith, H&M, The Body Shop, Waterstones, and Clarks.



Description

The property is a three storey building located on a prime retail pitch benefiting ground floor retail accommodation with good frontage.

The first floor was previously used as a café with staff welfare on the second floor.

There is a basement suitable for storage.

Accommodation

All measurements are approximate Net Internal Areas

Area	Sq ft	Sq m
Ground Floor	620	57.6
First Floor	611	56.8
Second Floor	335	31.1
Basement	377	35
Total	1,943	180.5

Terms

Available by way of a new lease for a term of years to be agreed.

Alternatively, a sale of the freehold may be considered.

Rent

£45,000 per annum exclusive.

Price

Upon application.

Energy Performance Certificate

Awaiting.

Legal Costs

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

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Business Rates

The properties require separate assessments. Interested parties should make their own enquiries to the local billing authority to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the rating assessment.

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VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenant establish the implications before entering into any agreement.

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the joint agents.

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