

SHOP TO LET

GLOUCESTER – 44-50 EASTGATE STREET, GL1 1QN



LOCATION

The subject premises is located in a prominent position close to the entrances to the two main shopping centres for the town the Eastgate and Kings Walk Shopping Centres. It is situated directly opposite an entrance to **Primark** with other multiple occupiers in the immediate vicinity including **Boots** and **New Look**.

DESCRIPTION

The property is arranged over basement, ground, first, second and third floors.

ACCOMMODATION

Ground Floor	16,917 sq ft
First Floor	16,718 sq ft
Second Floor	10,800 sq ft
Third Floor	5,500 sq ft
Basement	TBC

TENURE

The premises are available by way of a new FRI lease.

RENT

Upon application.

RATES

Rateable Value £320,000
Rates Payable £153,280

We would advise interested parties to make their own enquiries to verify this information.

EPC

A certificate is available on request.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

VIEWING

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