



SHOPS TO LET EASTGATE CENTRE GLOUCESTER

ALTERNATIVE USES CONSIDERED

Location

Eastgate Centre is located in the heart of historic Gloucester city centre, between pedestrianised Eastgate and Southgate Streets.

Investment and development in the city centre continues apace with Primark opening soon in the former Bhs on Eastgate Street (directly opposite the Eastgate Centre), construction of Kings Quarter and the University buying the former Debenhams store.

Description

The centre extends to 260,000 sq ft of retail space, anchored by **Marks & Spencer**. It is home for almost 50 retailers, including **H&M, Tesco and JD Sports**. The centre incorporates Gloucester's indoor market.

Eastgate Centre benefits from its own 378 space car park. Pre-Covid footfall was circa 7.5 million and the average spend of £20pp. Retailers also benefit from use of a secure service yard.

Accommodation

There are various shop units and office suites available to let in the centre. This includes units fronting both Eastgate and Southgate Street. The details for each of these are in the schedule below.

Alternative uses and partial development opportunities will be considered.

Lease Terms

The premises are available by way of new full repairing leases, term of years to be agreed.

Date prepared: April 2021. Subject to Contract

Flexible Lease Terms

Short term, or temporary leases may also be offered, by separate arrangement.

Commencing Rental

The schedule below details the quoting rent for each unit, based upon a standard occupational lease. These rents may be reduced if temporary occupation is required.

Business Rates

The Rateable Value of each unit is also detailed in the schedule.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

Planning

The landlord will consider alternative uses to within Class E of the Use Classes Order.

Energy Performance

Each property has an EPC assessment and a copy is available upon request.

Viewing Strictly by appointment

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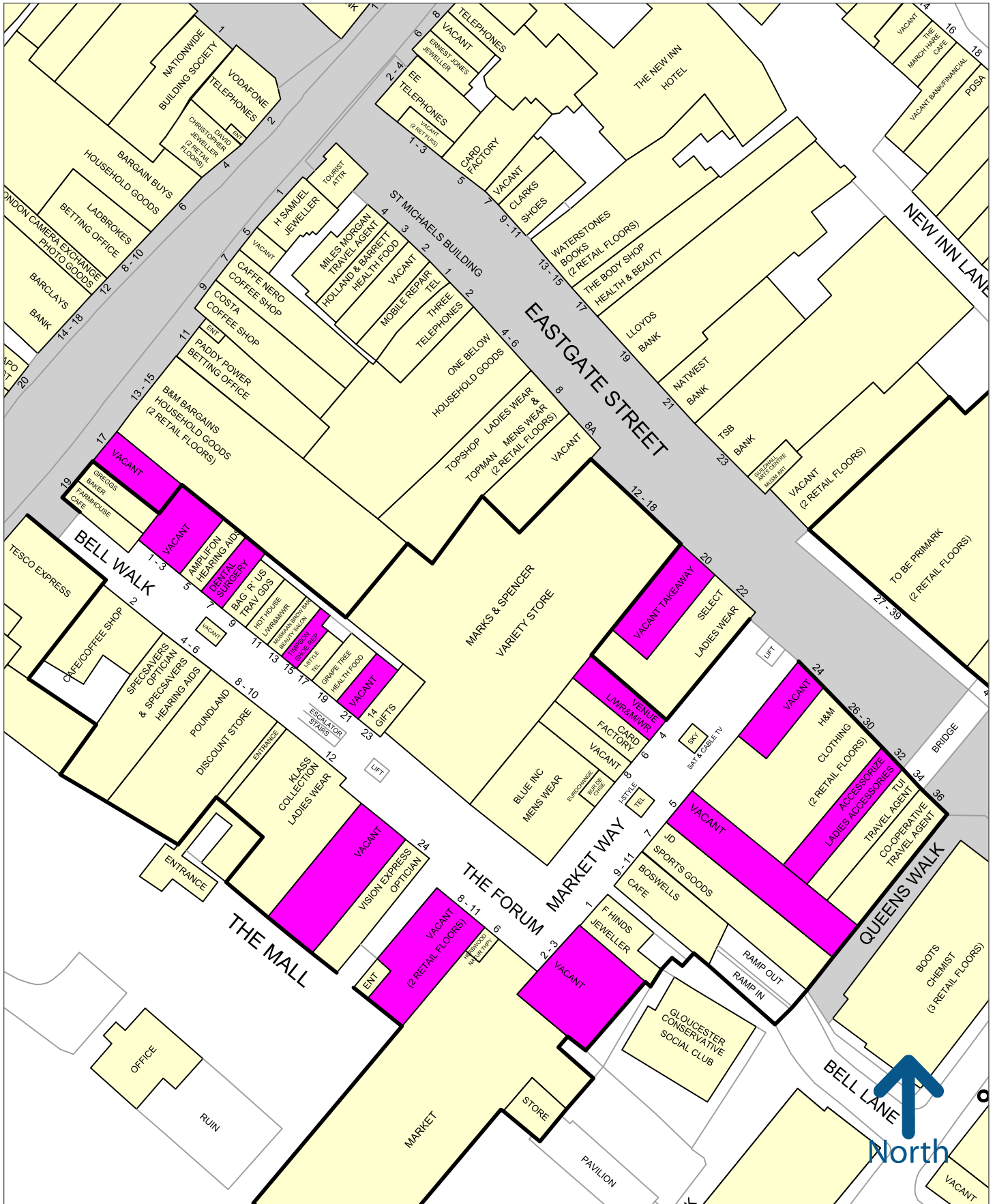
Current Availability



UNIT	SALES AREA (SQ FT)	ANCILLARY AREA	QUOTING RENT	SERVICE CHARGE	RATEABLE VALUE	RATES PAYABLE*
20 Eastgate St	1,997	724	£50,000	£33,952	£99,500	£49,650
22 Eastgate St	3,288	2,407	£72,000	£47,772	£140,000	£69,860
24 Eastgate St	1,347	910	£45,000	£34,805	£102,000	£50,890
32 Eastgate St	1,113	451	£32,500	£24,568	£72,000	£35,928
17 Southgate St	1,300	1,376	£33,000	£11,773	£34,500	£17,215
4 Market Way	1,121	354	£32,000	£15,867	£46,500	£23,203
8B Market Way	2,464		£50,000	£24,371	£71,500	£35,678
2/3 The Forum	2,243		£39,500	£32,246	£94,500	£47,155
8/10 The Forum	2,860	2,732	£47,500	£36,852	£108,000	£53,892
1/3 Bell Walk	1,679	1,285	£27,500	14,502	£42,500	£21,207
7 Bell Walk	745		£15,000	£6,483	£19,000	£9,481
15 Bell Walk	342	138	£11,000	£3,667	£10,750	£5,364
21 Bell Walk	796		£15,000	£7,251	£21,250	£10,603
20/22 Bell Walk	3,215	538	£45,000	£24,193	Not Assessed	Not Assessed
First Floor Office	6,439		£18,000	£8,700	£25,500	£12,724

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50 metres

Experian Goad Plan Created: 23/04/2021
Created By: M and P Properties Consultants LLP



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