



**PRIME SHOP TO LET, GLOUCESTER**  
**20 EASTGATE STREET,**  
**GL1 1PA**

**FULLY FITTED RESTAURANT**

**OPPOSITE NEW PRIMARK**

**Location**

Gloucester is an historic City with a population in excess of 120,000 and it is an important tourist destination with an estimated annual 4.5 million tourist visits.

The city is ten minutes from the M5 motorway, with junctions to the North and South. Gloucester is nine miles west of Cheltenham and has excellent rail and bus links to the city centre.

**Description**

The property is situated in the City's prime retail pitch on Eastgate Street. It is opposite the new **Primark** store (opening 2021) and adjacent to **Marks & Spencer**. Other retailers in the vicinity include **H&M**, **Select** and **Waterstones**.

**Accommodation**

The property is fitted as a former restaurant and comprises the following approximate areas:

**Service Charge**

Being part of the Eastgate Centre, the premises are subject to an annual service charge of £33,952.

**Commencing Rental**

Rental offers for the whole, are invited in the region of £50,000 per annum, exclusive of VAT, rates and all other occupational costs.

**Business Rates**

Rateable Value - £99,500

Rates Payable (2020/21) - £0

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 property has consent for uses within Class E. Alternative uses may be considered, subject to Planning Consent.

**Energy Performance**

Copy available upon request.

**Viewing Strictly by appointment**

Russ Power– M&P Property Consultants LLP

DD: 0117 970 7536 Mobile: 07810 824 374

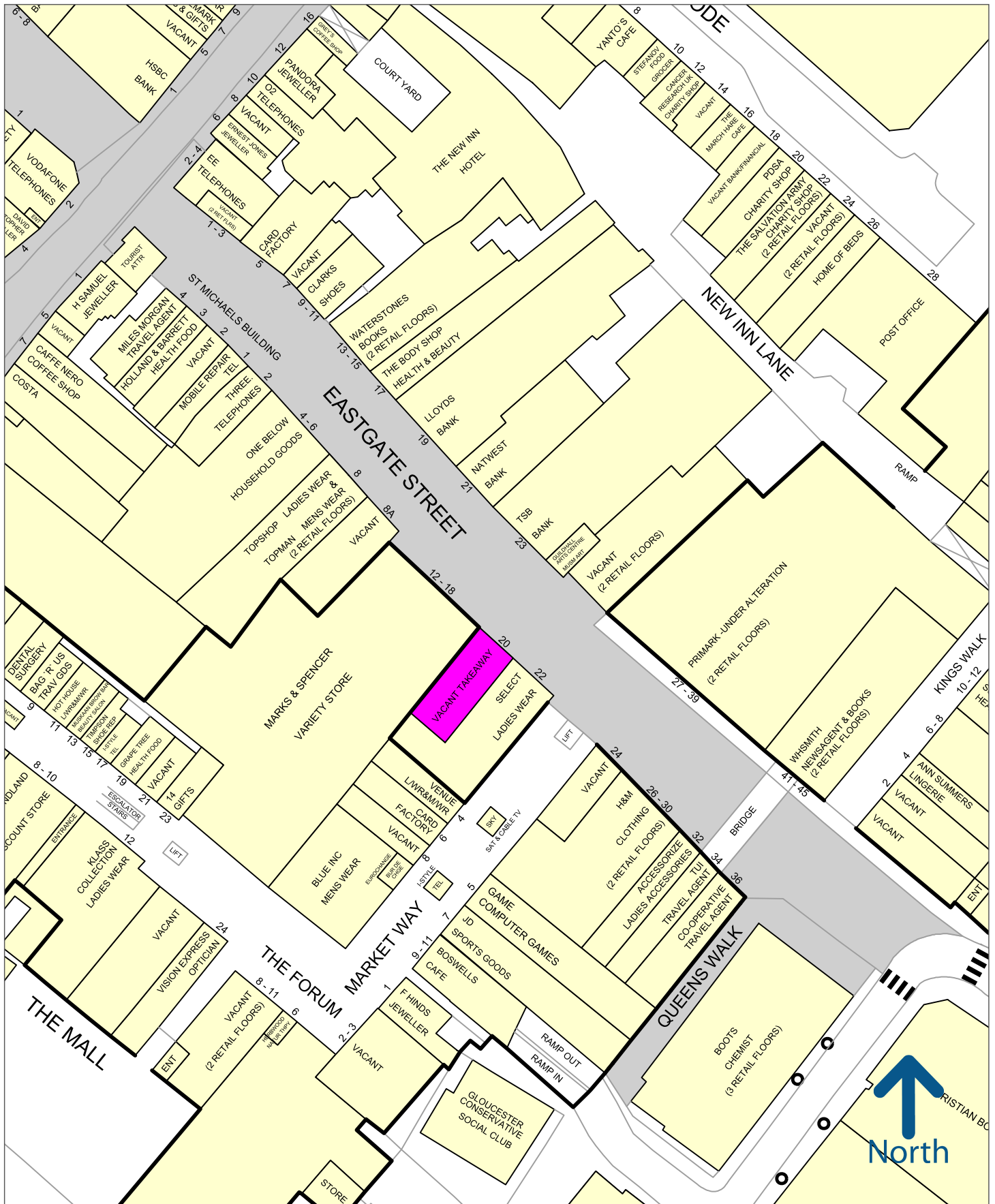
Email: [russ@mp-pc.co.uk](mailto:russ@mp-pc.co.uk)

<b>Ground Floor Sales</b>	186 sq.m	2,000 sq.ft
<b>First Floor Storage</b>	67.3 sq m	725 sq ft

**Lease Terms**

The premises are available by way of a new internal repairing and insuring lease, term of years to be agreed.

Date prepared: March 2021. Subject to Contract



50 metres

Experian Goad Plan Created: 26/03/2021  
Created By: M and P Properties Consultants LLP



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