

# TO LET

## GROUND FLOOR RETAIL/OFFICE UNIT

### 18,403 SQ FT (1,709.69 SQ M)

**Kurt  
Wyman**  
Surveyors & Property Agents



**44-50 Eastgate Street, Gloucester GL1 1QN**

**Refurbished | City Centre Retail Area | May Suit a Variety of uses (STP)**



## LOCATION

Eastgate Street is the heart of the City's retail area. The property benefits from an excellent location being central to both Kings Walk and Eastgate Shopping Centre.

Excellent transport are only a short walk from the Transport Hub and Railway Station.

The City is currently undergoing major investment with upgrades to Kings Square to provide an new university campus facility, outdoor performance space and a new IHG 'Hotel Indigo'.

Adjacent occupiers include Boots, Primark, Jamaica Blue, and Starbucks.

## DESCRIPTION

Ground Floor corner retail unit, may suit a variety of uses (STP). The main features comprise :-

- Glazed shop front and prominent entrance
- Ground Floor sales/office (Currently configured as modern office accommodation)
- Predominantly open plan
- Basement
- Newly Refurbished to high standard

## FLOOR SCHEDULE

	<b>SQ M</b>	<b>SQ FT</b>
Ground Floor	1,524 .00	16,403
Basement	185.80	2,000
<b>Total</b>	<b>1,709.69</b>	<b>18,403</b>



# KEY INFORMATION

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## SERVICES

Mains water, drainage and electricity are connected to the property.

**NOTE : None of the services have been tested by Kurt Wyman Surveyors.**

## BUSINESS RATING

Interested parties are to make their own enquires for business rates assessment's purposes.

## QUOTING TERMS

The property is available by way of a new Full Repairing & Insuring Lease for a negotiable term of years.

## QUOTING RENTAL

POA

## LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

## VAT

All prices are quoted exclusive of VAT.

## EPC

The Premises has an EPC rating of C64.

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C	64 C	
76-100	D		
101-125	E		100
126-150	F		
150+	G		

**ALL VIEWINGS BY PRIOR  
APPOINTMENT WITH JOINT  
MARKETING AGENTS.**

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**downing  
bentley**  
Retail Property Consultants

Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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