# TO LET

# PROMINENT RETAIL/OFFICE UNIT

58,175 SQ FT (5,405 SQ M)





44-50 Eastgate Street, Gloucester GL1 1QN
Accommodation Across 5 floors | Retail Area | May Suit a Variety of uses (STP)



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**

Corner retail unit with accommodation across 5 floors, 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
- Second and Third floor Formerly Offices
- Basement/Stock room
- Parts of the site benefit from recent refurbishment

### FLOOR SCHEDULE

	SQ M	SQ FT
Ground Floor	1,524	16,403
First Floor	1,506	16,214
Second Floor	951	10,234
Third Floor	512	5,515
Basement	911	9,809
Total	5,405	58,175

# KEY INFORMATION

#### **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**

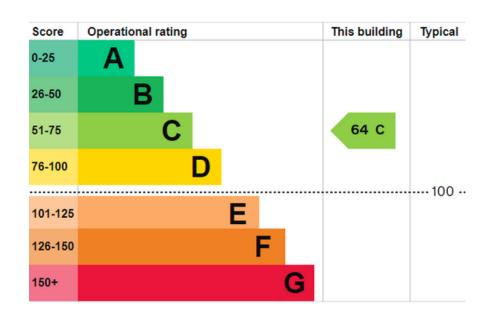
Each party will be responsible for their own legal fees involved in the transaction.

### **VAT**

All prices are quoted exclusive of VAT.

#### **EPC**

The Premises has an EPC rating of C64.







Surveyors & Property Agents

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