

Gloucester Retail Park

Unit 2, Gloucester Retail Park

GL4 7BY

▪ LOCATION

The premises are situate on the Gloucester Retail Park fronting Eastern Avenue (A38) on the east side of Gloucester, with other retailers on the Park, such as The Range, B&M and near to others such as Aldi, Homebase, Halfords, McDonalds, Currys/PC World etc.

▪ ACCOMODATION

The premises consists of:-

- Ground floor 28,940 sq.ft. (2,688.52m²)
- Mezzanine 13,297 sq.ft. (1,235.29m²)
- Dedicated car parking for 502 cars

▪ TERM

The premises are held on lease for a term of years expiring September quarterday 2024, at a rental of £420,250 per annum exclusive, the next review being in September 2019.

▪ PROPOSAL

Our clients are prepared to sub let this unit on the basis of concessionary rent. Details on application.

▪ PLANNING

Open A1 subject to some restrictions. Details on application.

- SERVICE CHARGE

The current services charge is £22,000 per annum. Further details on applicaiton.

- RATING

- Ratable Value as from 1st April 2017 – £230,000
- Rates Payable – £110,170

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

- TIMING

Immediate.

- LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

- VIEWING

Strictly by appointment as this disposal is **CONFIDENTIAL – Staff are unaware**

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967, NOTICE – Rothsay Properties themselves and for the vendors or llessors of the property whose agents they are, given notice that

1. These particulars do not constitute any part of any offer or contract
2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson & Company, their joint agents or the vendors or lessors
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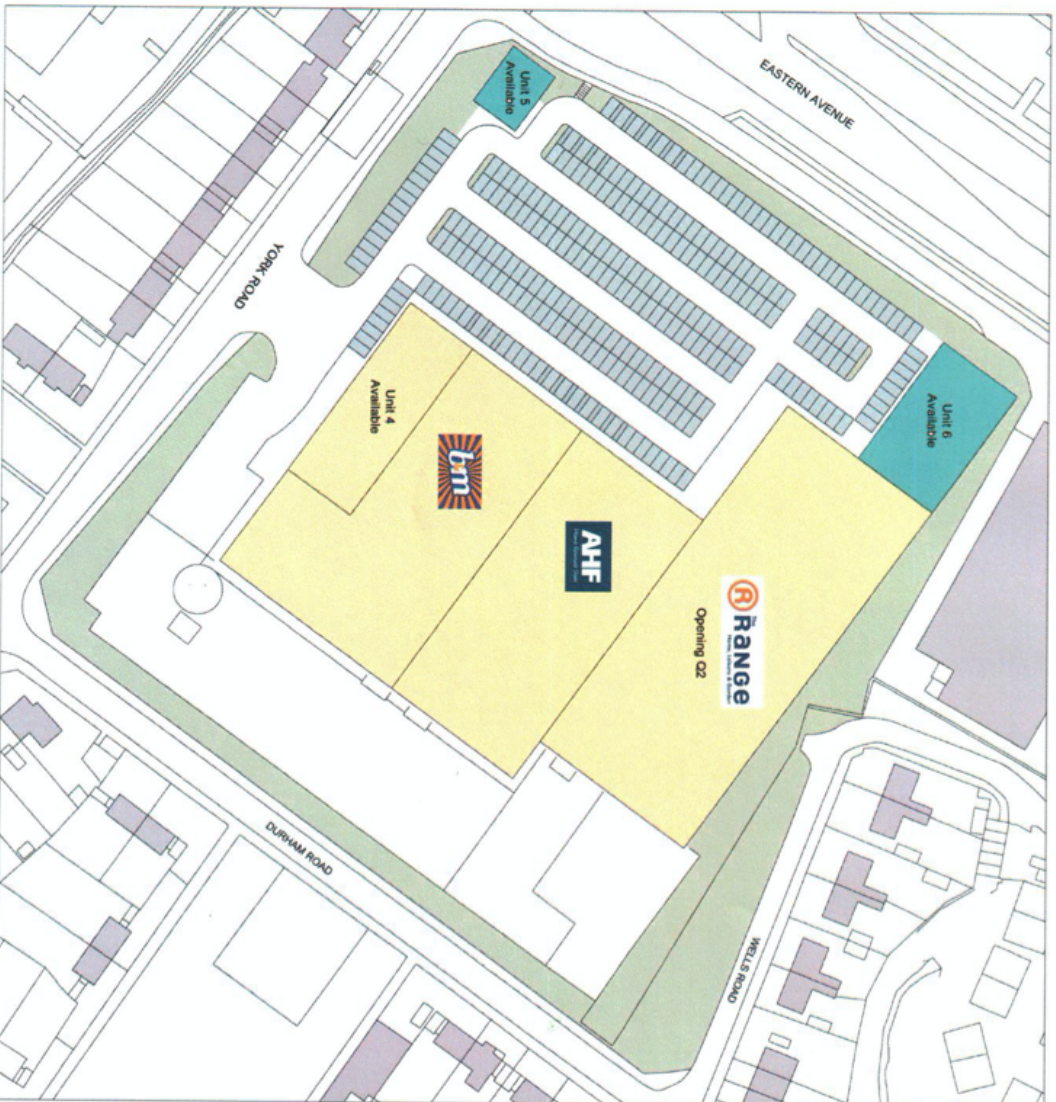
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4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The vendors or lessors do not make or give and neither Johnson & Company nor any person in their employment has any authority to make or give any representation or warrantee whatever in relation to this property.

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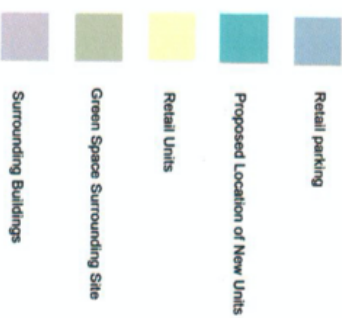
rj@robin-johnson.co.uk





Total parking spaces estimate:
Front of House - 300
Back of House - 124

Gross Internal Area (sq. ft)	
Unit 1 - The Range	43,771
Unit 2 - AHF	28,940
Unit 3 - B&M	30,315
Unit 4 - Available	9,246
Unit 5 - Available	2,000
Unit 6 - Available	7,500



Project: Gloucester Retail Park
Client: Gloucester RP Pradera Ltd

Title: AM Masterplan

Date: 23 Sept 2013 **Drawn:** AC **Auth:** JG
Dwg No: 2908-SK-100 **Rev:** - **Scale:** NTS

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