



UK PROPERTY CONSULTANTS

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**On the instructions of
Central England
Co-operative Ltd**

CONFIDENTIAL

**AHF
UNIT 2 GLOUCESTER
RETAIL PARK
GLOUCESTER GL4 7BY**



LOCATION

The premises are situated 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.

ACCOMMODATION

The premises consist of:-

Ground floor	28,940 sq.ft. (2,688.52m ²)
Mezzanine	13,297 sq.ft. (1,235.29m ²)

There is a shared car park 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 a concessionary rent. Details on application.

PLANNING

Open A1 subject to some restrictions. Detail on application.

RATING

Rateable Value as from 1 st 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.

SERVICE CHARGE

The current service charge is £22,000 per annum.
Further details on application.

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

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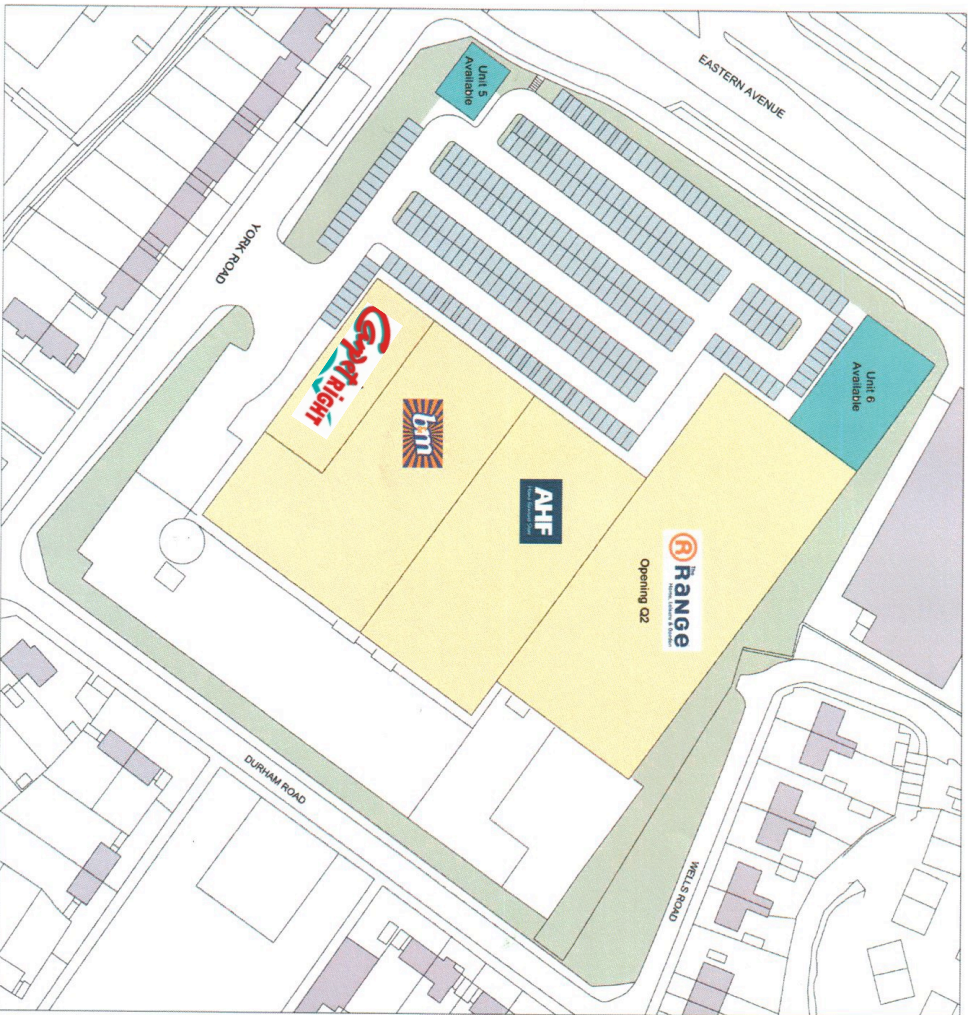
All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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JULY 2017



NOTES
DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING

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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

- Retail parking
- Proposed Location of New Units
- Retail Units
- Green Space Surrounding Site
- Surrounding Buildings

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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