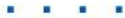


SMART 4

REAL ESTATE CONSULTANCY



UNIT 4

EASTERN AVENUE RETAIL PARK

GLOUCESTER

GL4 3EA

RETAIL WAREHOUSE PREMISES
AVAILABLE

OPEN A1 (INC FOOD) PLANNING

From 9,131 sq ft to 19,202 sq ft



LOCATION

The subject premises are prominently positioned along Eastern Avenue (A38), at its junction with Metz Way (A302), the main arterial road into the City Centre. The A38 also provides access to junction 11A of the M5, via the A417.

The subject premises are adjacent to Carpetright and Currys, whilst other occupiers in the vicinity include Maplin, Staples, Lidl, Homebase, PC World and Magnet.

ACCOMMODATION

The premises are a purpose built retail warehouse designed over ground floor, with rear servicing, comprising the following approximate gross internal area:-

Ground Floor GIA: 848 sq m (9,131 sq ft)

There is potential to extend the premises to create a unit of 19,202 sq. ft. (1,784 sq m) at ground floor level.

TENURE

The premises are available by way of an assignment of the existing lease being for a term of 20 years commencing 16th June 2003, subject to five yearly rent reviews, at the passing rental of £188,438 per annum exclusive.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £ 180,000 UBR(2016/17) 49.7p Rates Payable: £89,460

VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

EPC AVAILABLE UPON REQUEST

January 2014

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

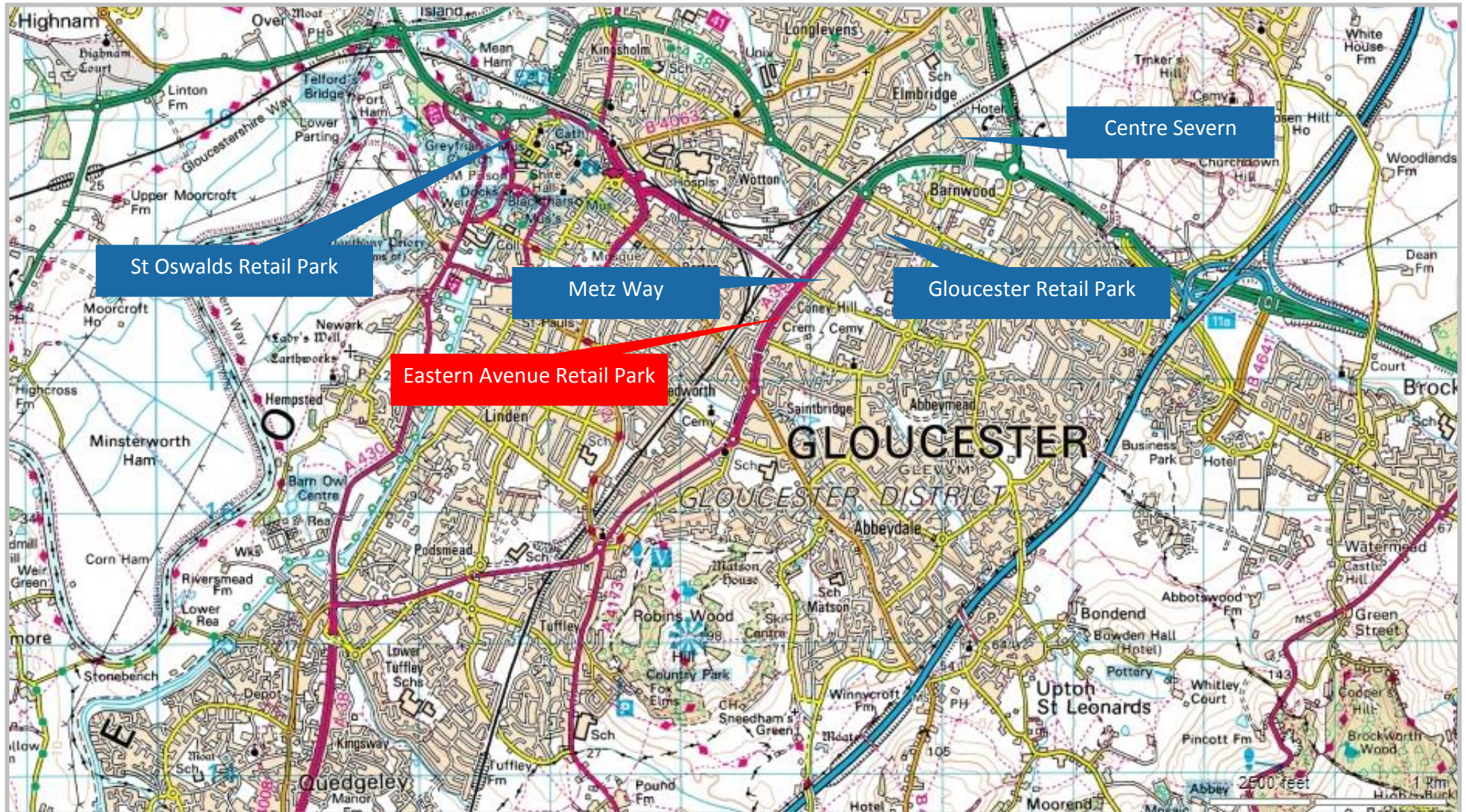


For further details:

020 7569 9900

www.SMART-4.co.uk

GLOUCESTER OUT OF TOWN RETAIL PROVISION

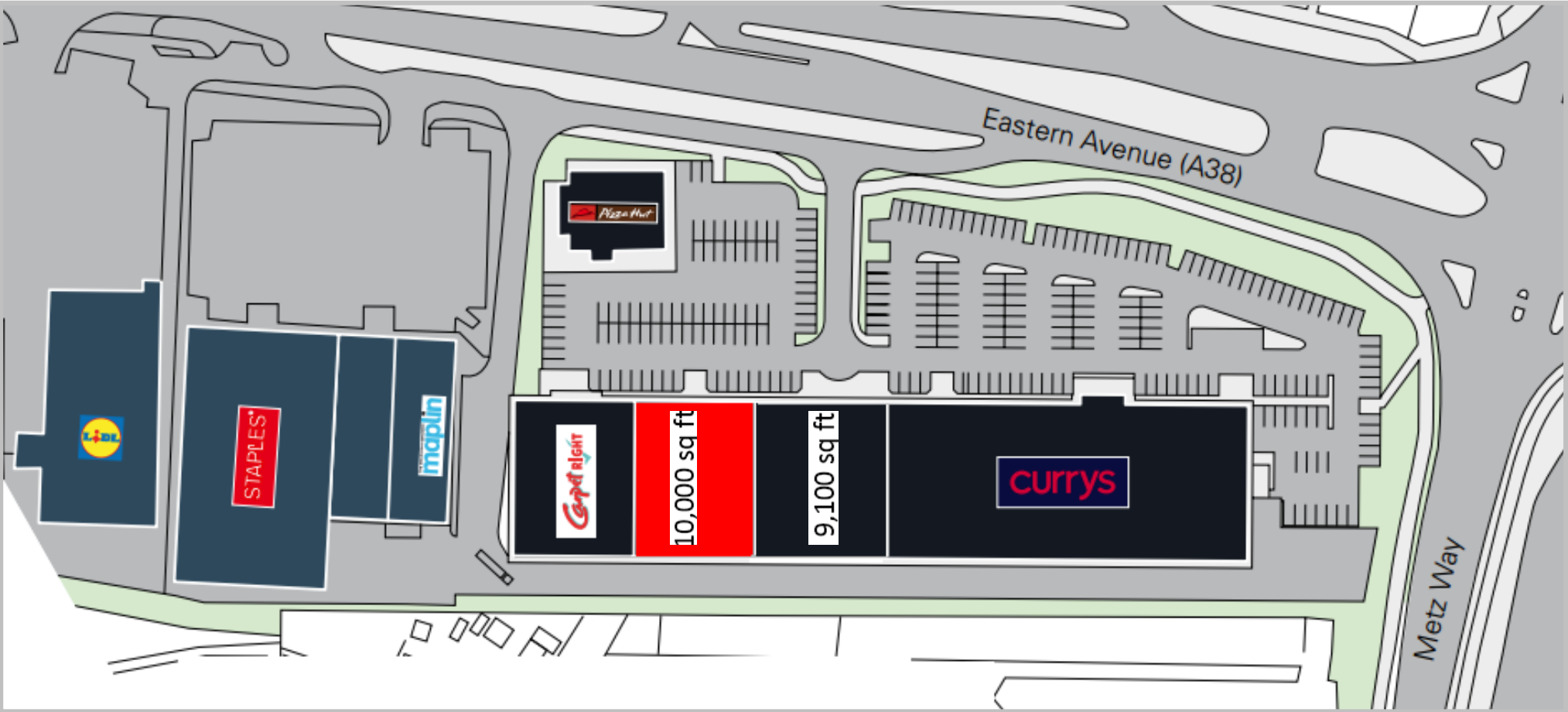


For further details:

020 7569 9900

www.SMART-4.co.uk

UNIT 4, EASTERN AVENUE RETAIL PARK, GLOUCESTER, GLOUCESTERSHIRE GL4 3EA



Subject to Contract & Exclusive of VAT
These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.



For further details:

020 7569 9900

www.SMART-4.co.uk