



SMART⁴

REAL ESTATE CONSULTANCY



Eastern Avenue Retail Park
Gloucester
GL4 3EA

RETAIL WAREHOUSE AVAILABLE **OPEN AI PLANNING**

Location

Easter Avenue Retail Park is 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.

Retailers include Carpetright, Harvey's 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 contact the SMART 4 office for further information or to arrange an inspection.



WWW.SMART-4.CO.UK | [@SMARTUKRETAIL](https://twitter.com/SMARTUKRETAIL)

For further details

020 7569 9900

EPC available on request

Subject to Contract and 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.

EASTERN AVENUE RETAIL PARK, GLOUCESTER

