7 Eastgate Street, Gloucester, GL1 1NS.

- Retail
- Gloucester
- Investment For Sale
- 112.32 m2 (1200 ft2)



7 Eastgate Street

Retail investment in Gloucester City Centre let on a 5-year lease at a rent of £20,000 per annum.

Location

The property is situated in a prominent position on Eastgate Street within close proximity of Gloucester Cross, which is traditionally regarded as the City centre. Occupiers in the immediate area include Marks & Spencers, Top Shop, Clarks, Waterstones, EE, Thorntons and Lloyds Bank.

Gloucester is well connected to the motorway network, being served by three junctions of the M5; junction 11 provides access via the A40 (3 miles), junction12 to the south (5 miles) and junction 11a (3 miles) connects to the Brockworth Bypass, Cirencester/Swindon and the M4 motorway at junction 15 (34 miles).

Description

The property comprises a mid-terrace building of brick construction under a pitched tiled roof which is protected by a parapet wall.

The accommodation is over 2 floors with the main retail area and an office on the ground floor with consulting rooms and staff facilities on the first floor. It mainly has painted plastered walls, suspended ceilings with inset lighting and floor coverings. The retail area has a fully glazed frontage.

The property has an EPC rating of D-93.

Accommodation

(Approx net internal areas)

Ground Floor	57.59 m2	(620 ft2)
First Floor	54.73 m2	(589 ft2)
Total	112.32 m2	(1,209 ft2)

Rates

The Rateable Value appearing on the Valuation Office Agency website is £16,750. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

Class E.

Tenancy

The property is let on a five-year full repairing and insuring lease from 16 January 2026, at a rent of £20,000 per annum exclusive. There is an open market rent review on the third anniversary of the term. The tenant can break the lease 18 months after the term commenced. The lease is excluded from the security of tenure provisions of Part II of the Landlord and Tenant Act 1954.

Terms

The property is offered freehold subject to the occupational lease in place.

Price

Offers are invited in excess of £200,000.

VAT

The property is elected for VAT purposes.

Legal Cost

Each party to bear their own costs incurred in the transaction.

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Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

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