



Unit 3, Eastern Avenue Gloucester, GL4 3DP

- Prominent roadside retail unit
- A5 hot food takeaway planning consent
- Long term sublease available

To Let

183.57 sq m
(1,976 sq ft)





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Location

Gloucester is the largest city and commercial centre of Gloucestershire with a residential population of approximately 125,000. The city has excellent road links with junctions 11, 11A and 12 of the M5 motorway approximately 5 miles to the east and south and the A40 connecting the city to Cheltenham and Oxford to the east.

Gloucester's core retail warehouse centres are located nearby off Eastern Avenue. Other occupiers in the immediate vicinity include Kwik-Fit, Dominos, The Colour Centre, Severn Fires and Decora.

Description

The property comprises a mid terrace retail unit in a prominently situated roadside development. The unit is



of steel frame construction with predominantly brickwork elevations with cladded fascia above, underneath a pitched and insulated profile clad roof. Internally, the unit includes a concrete floor and is available in shell condition ready to receive a tenant's fit out.

Access to the unit is via Northbrook Road, off Eastern Avenue, with parking

Accommodation

The approximate net internal floor area is 183.57 sq m (1,976 sq ft).



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provided in the forecourt to the front of the units.

Terms

Available by way of a new sublease expiring no later than 11th August 2035, incorporating 5 yearly rent reviews from 12th November 2020 onwards.

Rent

On application.

Rates

Current Rateable Value: £34,000

Draft Rateable Value (2023): £31,000

Interested parties should make their own enquiries of the billing authority Gloucester City Council to verify the current rates payable. The above



rateable value was obtained from the valuation office website.

Legal Costs

Ingoing tenant to be responsible for all parties legal costs incurred in the transaction. Further details upon application.

VAT

VAT is payable on the rent and/or any other charges or payments detailed. All figures quoted are exclusive of VAT and intending lessees must satisfy themselves as to the VAT position by taking appropriate professional advice.

EPC

The unit has an energy performance rating of 80 (D). A copy of the energy performance certificate can be made available on request.

Viewing

By prior appointment with the sole agent KBW. Ref 614022

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