

TO LET Substantial Retail/Leisure/Office Opportunity

58,175 sq ft (5405 sq m) - May Divide



- **Iconic 'Art Deco' Building**
- **Prominent Corner location within City Centre**
- **Accommodation over 5 Floors**
- **Suitable for a variety of uses (STP)**
- **Close to Bus and Railway Stations**
- **Consideration to subdivision on a floor by floor or part floor basis.**

44-50 Eastgate Street, Gloucester, GL1 1QN

LOCATION

The property occupies a prominent position on the corner of Eastgate Street and Brunswick Road in the heart of the City's main retail area. Kings Walk and Eastgate Shopping centres are both within a 1 minute walk.

The property is within close proximity to the City's new bus station and mainline Railway station.

Over recent years Gloucester City Centre has benefitted from substantial inward investment which has included a new Transport Hub, upgrading of public open spaces around the Cathedral and numerous City Centre housing schemes for both private and student sectors.

Works have already commenced for a £5m upgrade to Kings Square which will provide new public realm, outdoor performance spaces along with new food and beverage outlets to provide a focal point to the City Centre.



DESCRIPTION

A substantial town centre property previously used for retail uses, however may be suitable for other uses including leisure and offices subject to obtaining any necessary Planning Consents.

The accommodation is currently arranged over basement, ground, 1st, 2nd and 3rd floors.

Floorplates are predominantly open plan with rear loading access at ground floor level.

The property benefits from glazed shop fronts at ground floor level fronting onto both Eastgate Street and Brunswick Road.

The upper floors benefit from a good level of natural light.

	Use	Sq m	Sq ft
Ground floor	Retail	1524	16,403
First floor	Retail storage	1506	16,214
Second floor	Formerly offices	951	10,234
Third floor	Formerly offices	512	5,515
Basement	Storage	911	9,809
Total		5,405	58,175

KEY INFORMATION

Services

All mains services are connected to the property.

NOTE: None of the services have been tested by Kurt Wyman Surveyors.

EPC Rating

TBC

Business Rates

Interested parties are advised to make their own enquiries in regards business rates .

Quoting Terms

The property is available by way of a new Full Repairing & Insuring Lease for a negotiable term of years.

Consideration may be given to leasing individual floors or parts of floors

Quoting Rental

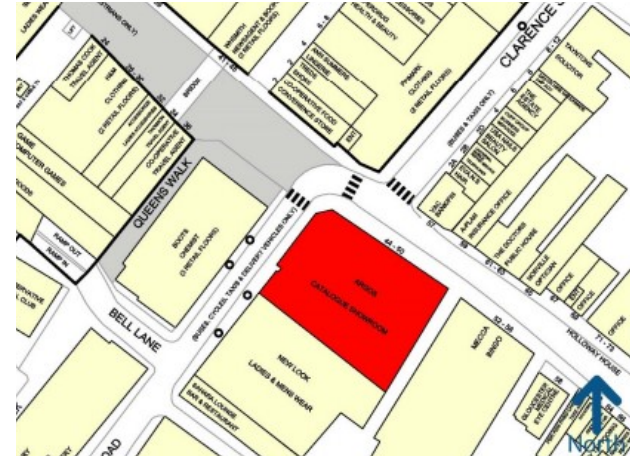
On application to the letting agents.

Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT



Viewings by prior appointment with:



Kurt Wyman
Kurt Wyman Surveyors: Ltd
www.kurtwymansurveyors.co.uk
T: 01452 380064
E: kurt@kurtwymansurveyors.co.uk



Andy Smallman
ARC Retail Property Consultants Ltd.
www.arcetail.co.uk
T: 0117 252 0532
E: andy@arcetail.co.uk

Disclaimer:

These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.



**Please Contact us for Further Information
on our OTHER SERVICES:**

Sales & Lettings

Rent Review & Lease Renewal

Consultancy

Development

Investment

Valuations

Property Searches

Acquisition Advice

Property Management