



## SHOPS TO LET EASTGATE CENTRE GLOUCESTER

### ALTERNATIVE USES CONSIDERED

#### Location

Eastgate Centre is located in the heart of historic Gloucester city centre, between pedestrianised Eastgate and Southgate Streets.

Investment and development in the city centre continues apace with Primark now established in their new store and the Whitefriars development completed. Construction of Kings Quarter continues and the University substantially progressed in redeveloping the former Debenhams store.

#### Description

The centre extends to 260,000 sq ft of retail space, anchored by **Marks & Spencer**. It is home for almost 50 retailers, including **H&M, Tesco and JD Sports**. The centre incorporates Gloucester's indoor market.

Eastgate Centre benefits from its own 378 space car park. Post-Covid footfall continues to grow. Retailers also benefit from use of a secure service yard.

#### Accommodation

There are various shop units available to let in the centre. This includes units fronting both Eastgate and within the centre. The details for each of these are in the schedule below.

Alternative uses and partial development opportunities will be considered.

#### Lease Terms

The premises are available by way of new full repairing leases, term of years to be agreed.

#### Flexible Lease Terms

Short term, or temporary leases may also be offered, by separate arrangement.

#### Commencing Rental

The schedule below details the quoting rent for each unit, based upon a standard occupational lease. These rents may be reduced if temporary occupation is required.

#### Business Rates

The new 2023/34 Rateable Value of each unit is also detailed in the schedule.

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable.

#### Planning

The landlord will consider alternative uses, within Class E of the Use Classes Order.

#### Energy Performance

Each property has an EPC assessment, and a copy is available upon request.

#### Viewing Strictly by appointment

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## Current Availability

UNIT	SALES AREA (SQ FT)	ANCILLARY AREA	QUOTING RENT	SERVICE CHARGE	RATEABLE VALUE	RATES PAYABLE*
20 Eastgate St	1,997	724	£50,000	£33,952	£54,500	£27,904
32 Eastgate St	1,113	451	£32,500	£24,568	£30,750	£15,344
36 Eastgate St	2,205	500	£49,500	£45,042	£57,500	£29,440
17 Southgate St	1,300	1,376	UNDER OFFER	£11,773	£27,750	£13,847
4 Market Way	1,121	354	£32,000	£15,867	£23,250	£11,601
8 Market Way	1,113	358	£31,000	£14,173	£22,750	£11,352
8B Market Way	2,464		£50,000	£24,371	£37,000	£18,463
2/3 The Forum	2,243		£35,000	£30,791	£75,000	£38,400
1/3 Bell Walk	1,679	1,285	£27,500	14,502	£33,250	£16,591
7 Bell Walk	745		£15,000	£6,483	£15,750	£7,859
9 Bell Walk	753		£15,000	£6,825	£16,250	£9,980
15 Bell Walk	342	148	£10,000	£3,502	£10,750	£0
8-10 Bell Walk	4,290	1,736	50,000	£26,392	63,000	£32,256
23 Bell Walk	907	701	£17,500	£7,165	£17,250	£8,607

\*Figures shown as rates payable relate to April 2023/24 and do NOT include current retail rates concessions.

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50 metres

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