

UNIT 4, EASTERN AVENUE RETAIL PARK
GLOUCESTER, GL4 3EA



**RETAIL WAREHOUSE UNIT
TO LET**

10,000 SQ. FT GROUND FLOOR + 7,500 SQ. FT MEZZANINE GIA

T 029 20 346346

www.coark.com



Eastern Avenue Retail Park is located on the eastern side of the A38, which is a dual carriageway and forms part of Gloucester's outer ring road connecting both the A40 and A417. Average daily traffic flow is 36,000. Eastern Avenue is Gloucester's principle retail warehousing location and other occupiers on the Park are Currys/PC World (committed until 2029), First Class 2nd Hand Furniture, Propert Job Superstore Ltd and a new drive thru' to Tim Hortons. Other occupiers along Eastern Avenue include Lidl, Halfords, B&M, Pure Gym, The Range, Screwfix, Magenet, Smyths, Mcdonalds and various trade counter, self storage and car dealerships. 265 car parking spaces are provided on the park.

DESCRIPTION

The unit comprises a retail warehouse, providing a large trading area, rear storage, staff facilities, rear servicing and a first floor trading mezzanine.

TERMS

Subject to vacant possession, the unit is available to let via a new lease for a term to be agreed and five yearly upwards only rent reviews, on effective full repairing and insuring terms. The current annual service charge for the unit is £6,626.30.

Quoting Rent

On Application

RATEABLE VALUE

The 2017 Rateable Value for the premises is:

Rateable value	£138,000
Rates payable (2022/2023)	£70,656

Interested parties are encouraged to make their own enquiries with the local rating authority.

ACCOMMODATION

The premises provides the following approximate areas and dimensions:

Ground Floor	929 sq. m	10,000 sq. ft
First Floor Mezzanine	696.75 sq. m	7,500 sq. ft

Potential to extend to create 1,858 sq. m / 20,000 sq. ft.

PLANNING

The unit is able to be used for bulky goods for the sale of carpets, furniture, electrical good and DIY maintenance, improvement products for the home, garden and car. Other uses will be considered on a subject to planning basis.

EPC RATING

D - 78

VAT

VAT is payable to the rent.

LEGAL COSTS

Each party to bear its own legal costs in dealing with this transaction.



VIEWING

To be arranged via sole letting agents:-

Ella Jeffries	ella.jeffries@coark.com	02920 34 6316
Huw Thomas	huw.thomas@coark.com	02920 34 6312

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Regulated by RICS

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