



## Unit 4, Eastern Avenue Retail Park

Eastern Avenue, Gloucester, GL4 3EA

### TO LET: Retail Unit Located in Gloucester

**10,000 sq ft**  
(929.03 sq m)

- Large Trading Area
- Rear Servicing
- Rear Storage
- Staff Facilities

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## Summary

<b>Available Size</b>	10,000 sq ft
<b>Rent</b>	Rent on Application
<b>Rates Payable</b>	£73,830 per annum
<b>Rateable Value</b>	£138,000
<b>Service Charge</b>	£6,626.30 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (86)

## Description

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

## Location

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 A400 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, Proper Job Superstore Ltd and a new drive thru' Tim Hortons.

Other occupiers along Eastern Avenue include Lidl, Halfords, B&M, Pure Gym, The Range, Screwfix, Magenet, Smyths, McDonalds and various trade counters, self storage and car dealerships. 265 car parking space are providing on the park.

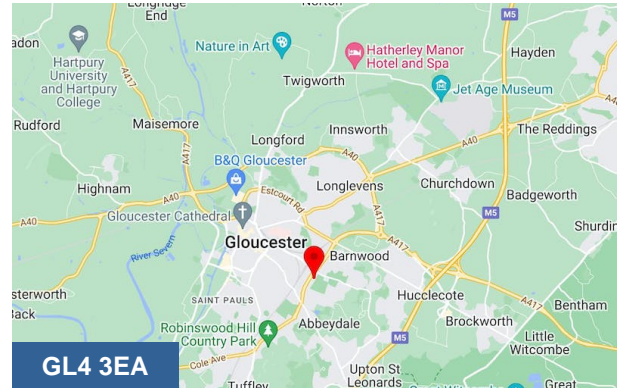
## Accommodation

Name	sq ft	sq m	Availability
Ground	10,000	929.03	Available
Mezzanine	7,500	696.77	Available
<b>Total</b>	<b>17,500</b>	<b>1,625.80</b>	

## Planning

The unit is able to be used for bulky goods for the sale of carpets, furniture, electrical goods and DIY maintenance, improvement products for the home, garden and car.

Other uses will be considered on a subject to planning basis.



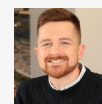
## Viewing & Further Information



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