



## Unit 5

Eastern Avenue Retail Park, Gloucester, GL4 3EA

### **TO LET: 10,000 sq. ft Retail Shop in Gloucester**

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

- Large Trading Area
- Rear Servicing
- Partly Fitted Out Unit
- 265 Car Parking Spaces

# Unit 5, Eastern Avenue Retail Park, Gloucester, GL4 3EA

## Summary

Available Size	10,000 sq ft
Rent	Rent on Application
Rates Payable	£74,365 per annum
Rateable Value	£139,000
Service Charge	£6,626.30 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

## 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 which connects with 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), Harveys, Proper Job Superstore Ltd, First Class Second Hand Furniture, and a Tim Hortons drive thru'.

Other occupiers along Eastern Avenue include Lidl, Halfords, B&M, Pure Gym, The Range, Screwfix, Magnet, 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 and rear servicing.

## Accommodation

Name	sq ft	sq m	Availability
Unit	10,000	929.03	Available
<b>Total</b>	<b>10,000</b>	<b>929.03</b>	

## Terms

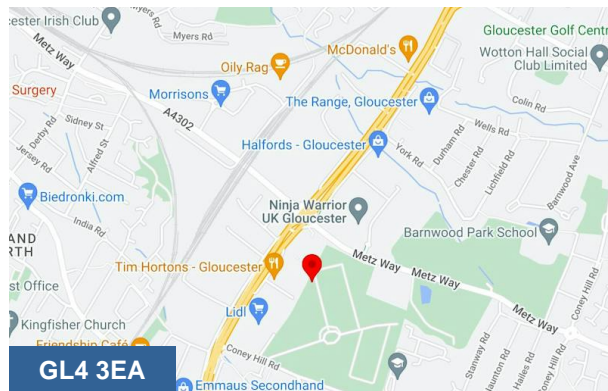
Subject to vacant possession, the unit is available to let via a new lease for a term to be agreed and five yearly upwards only rent reviews, on effective full repairing and insuring terms. The current annual service charge for the unit is £6,626.30.

## 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.

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



## Viewing & Further Information



**Huw Thomas**

02920 346 312

huw.thomas@coark.com



**Ben Davies**

02920 346 311

ben.davies@coark.com