

## 2 St. Michaels Buildings, Eastgate Street, Gloucester, GL1 1PD

### Prime Retail Unit - To Let

#### Summary

- High footfall location
- Close proximity to Marks & Spencer
- Nearby occupiers include Waterstones, Holland & Barrett and Topshop

#### Location

The property is located close to 'The Cross' on the prime pedestrianised section of Eastgate Street. Nearby occupiers include Card Factory, Holland & Barrett, Clarks and Marks & Spencer.

#### Accommodation

Description	Sq ft	Sq m
Ground Floor	1,087	100.99
First Floor	666	61.87
Second Floor	218	20.25
<b>Total</b>	<b>1,971</b>	<b>183.11</b>

#### Terms

The property is available on a new effective full repairing and insuring lease for a term to be agreed.

#### Rent

£47,500.00 per annum

*exclusive of rates, service charge and VAT (if applicable).*

#### Rates

Rates payable: £27,115.00 per annum

*(based upon Rateable Value: £55,000.00)*

#### EPC

This property has been graded as D (77).



#### Viewing & Further Information

Viewing is strictly by appointment with:

**Richard Yendle**

t: 0207 087 5218

e: richard.yendle@eu.jll.com