

# Gloucester

## 8A Eastgate Street Gloucestershire GL1 1PA

- **Freehold Shop Investment**
- Entirely let to The Carphone Warehouse Limited on a lease expiring 2026 (1)
- Excellent pedestrianised city centre location adjacent to Marks & Spencer
- Rent Review 2021
- Current Rent Reserved

**£105,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

The city of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 8 miles south-west of Cheltenham. The city is situated adjacent to the M5 Motorway between junctions 11 and 12. The A40 provides access to Cheltenham, whilst the A417 provides access to Cirencester. The property is located on the south side of the pedestrianised Eastgate Street, close to its junction with Market Way which is an entrance to the Forum Shopping Centre, in the heart of the city centre. Occupiers close by include Marks & Spencer (adjacent), Topshop (adjacent), TSB Bank (opposite), Poundworld, Card Factory, Clarks Shoes, Waterstones, The Body Shop, Lloyds, NatWest, WH Smith, Thomas Cook, H&M, Boots the Chemist, B&M Bargains, Caffè Nero and Costa Coffee, amongst many others.

### Description

The property is arranged on ground and one upper floor to provide a deep ground floor shop with ancillary, staff and storage accommodation at first floor level. The subject property comprises part only of a Freehold part on ground and first floor, part on ground floor only.

The property provides the following accommodation and dimensions:

Gross Frontage	9.04 m	(29' 6")
Net Frontage	8.20 m	(26' 9")
Shop Depth	21.20 m	(69' 5")

Built Depth	23.75 m	(77' 9")
Ground Floor	186.2 sq m	(2,004 sq ft)
First Floor	41.0 sq m	(441 sq ft)
<b>Total</b>	<b>227.2 sq m</b>	<b>(2,445 sq ft)</b>

### Tenancy

The entire property is at present let to THE CARPHONE WAREHOUSE LIMITED for a term of 15 years from 9th March 2011 at a current rent of £105,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. (1) There is a tenant option to determine on 9th March 2021.

### Tenant Information

No. of Branches: 1,100+.

Website Address: [www.carphonewarehouse.com](http://www.carphonewarehouse.com)

For the year ended 30th April 2016, The Carphone Warehouse Limited reported a turnover of £2.104bn, a pre-tax profit of £86.056m, shareholders' funds of £1.096bn and a net worth of £1.029bn. (Source: Experian 27.02.2018.)

### VAT

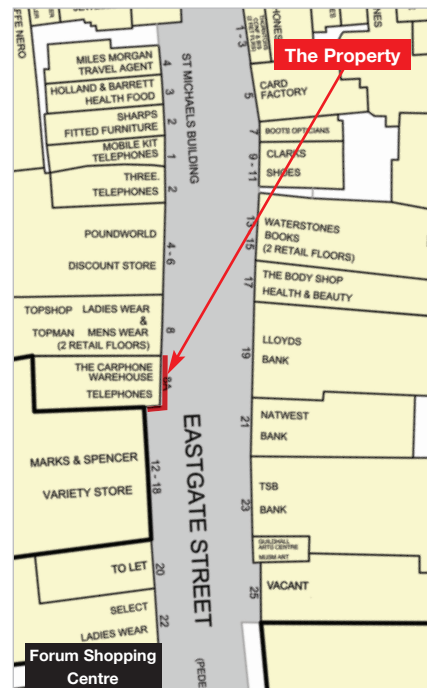
VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms S Swann, Spearing Waite LLP. Tel: 0116 262 4225 e-mail: [sarah.swann@spearingwaite.com](mailto:sarah.swann@spearingwaite.com)



