

# Lot 4, 9 - 11 Eastgate Street, Gloucester, Gloucestershire GL1 1NS

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Prime & Newly Opened Freehold Retail Investment

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Prime & Newly Opened Freehold Retail Investment

- Entirely let to A-Plan Holdings t/a Howden Insurance
- New 15 year lease from September 2024 (subject to option at year 10)
- Rebased rent
- Tenant recently relocated and spent over £540,000 on new fit out/refurbishment
- Approx. 449.07 sq m (4,832 sq ft) over ground, first and second floors
- Neighbouring occupiers include M&S, ASDA, Primark, Waterstones, H&M, McDonalds, Pure Gym, JD Sports and Starbucks

#### Lot

4

#### Auction

15th May 2025

#### Rent

£42,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 9 miles west of Cheltenham  
**Roads** A38, A40, A417, M5 (J11A)  
**Rail** Gloucester Train Station  
**Air** Bristol Airport

### Situation

The property occupies a prime location on the north side of the pedestrianised Eastgate Street, the primary retailing thoroughfare in the heart of Gloucester City Centre close to its junction with Northgate, Southgate and Westgate and close to The Eastgate Shopping Centre and King's Walk Arcade. Neighbouring occupiers include M&S, ASDA, Primark, Waterstones, H&M, McDonalds, Pure Gym, JD Sports and Starbucks.

### Tenure

Freehold.

### EPC

C71

### Description

The property comprises a recently re-fitted and well proportioned shop arranged over the ground, first and second floors.

### VAT

VAT is applicable to this lot.

### Octopus Bridging Loan for Buyers

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (3)	Floor Areas Approx sq ft (3)	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Retail	157.40	(1,694)	A-PLAN HOLDINGS	15 years from 11/09/2024	£42,500	11/09/2029
First	Ancillary	171.67	(1,847)	t/a Howden	(2)	(2)	11/09/2034
Second	Ancillary	120.00	(1,291)	(1)			
<b>Total</b>		<b>449.07</b>	<b>(4,832)</b>			<b>£42,500</b>	

(1) For the year ending 30/09/2023 A-Plan Holdings reported a turnover of £163,775,019, a pre-tax profit of £43,673,457 and a net worth of £141,154,018 (NorthRow 07/04/2025).

(2) The tenant is benefitting from a rent-free period expiring September 2025. The seller will 'top-up' the rent from completion of the sale until the end of the rent free period. The lease provides for a tenant option to determine on 11/09/2034.

(3) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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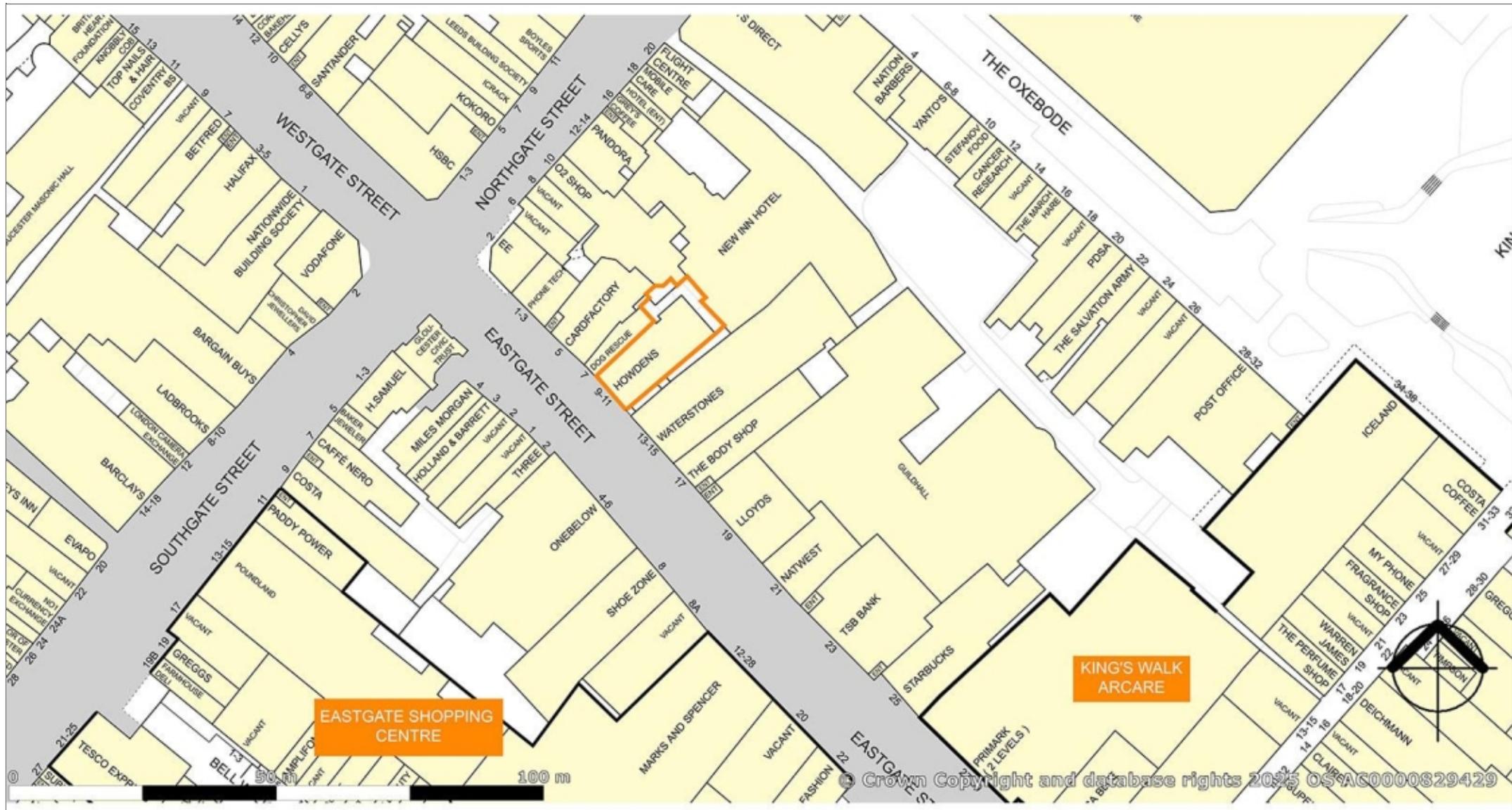
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## Contacts

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[rb@debenhamsottaway.co.uk](mailto:rb@debenhamsottaway.co.uk)

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2024