

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

Prime Freehold Retail Investment

**Lot 6**

£80,000 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	157.40 sq m (1,694 sq ft)	C & J CLARK	10 years from	£80,000
First	Ancillary	171.67 sq m (1,848 sq ft)	INTERNATIONAL	25/12/2013 until	
Second	Ancillary	120.00 sq m (1,292 sq ft)	LIMITED (1) t/a Clarks	24/12/2023 on a full repairing and insuring lease	
<b>Total</b>		<b>449.07 sq m (4,834 sq ft)</b>			<b>£80,000</b>

(1) For the year ending 3rd February 2018, C & J Clark International Limited reported a turnover of £820,400,000, a pre-tax loss of £3,200,000 and net assets of £267,100,000 (Source: Experian Group 04/03/2019).

## Key Details

- Entirely let to C & J Clark International Limited
- Tenant in occupation since at least March 2000
- December 2018 tenant break option not exercised
- Approximately 450 sq m (4,834 sq ft)
- Prime location with nearby occupiers including Marks & Spencer, Waterstones, Holland & Barrett, Starbucks, The Body Shop, H&M, Primark, WHSmith and various banks

## Location

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

## Situation

The property is situated in a first class location on the northern side of the pedestrianised Eastgate Street, near to The Eastgate Shopping Centre, which houses retailers such as Marks & Spencer, B&M Bargains, Greggs, JD Sports, Lloyds Pharmacy, Specsavers and Tesco. Other nearby retailers include Primark, Waterstones, Holland & Barrett, The Body Shop, H&M, Topshop, WHSmith and various banks.

## Description

The property comprises a well proportioned ground floor shop with ancillary accommodation arranged over the first and second floors.

## Tenure

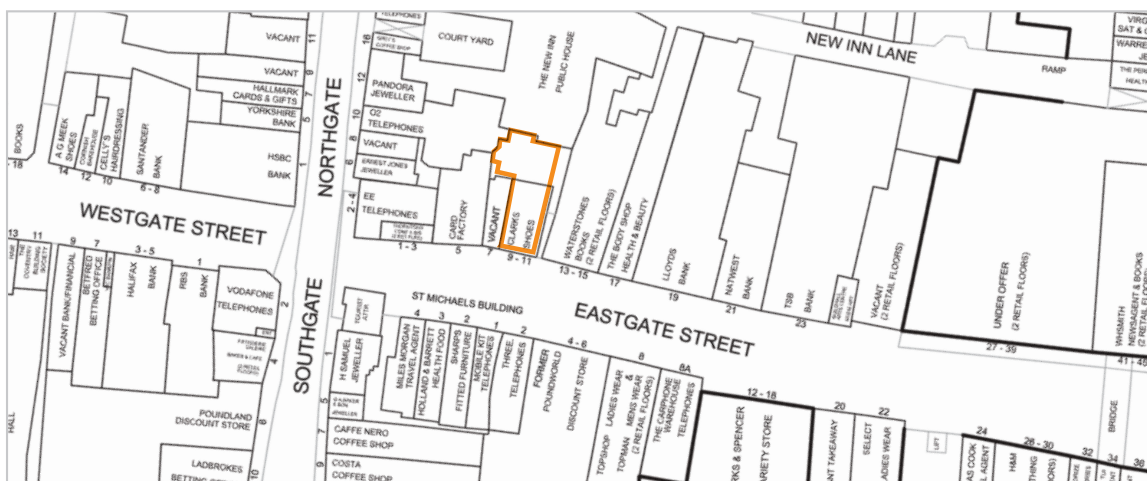
Freehold.

## VAT

VAT is applicable to this lot.

## Energy Performance Certificate

Band E. See legal pack at acuitus.co.uk.



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