

On the Instruction of Moss Bros Group plc  
\*Confidential Staff Unaware\*

## 29 Westgate Street, Gloucester

### Location

The property is located in a secondary city centre location. Nearby retailers include **Blacks**, **William Hill**, **Betfred**, **Poundstretcher**, **Nationwide** and **McDonalds**.

### Accommodation

The unit is arranged over ground, first and second floors, comprising the following approximate dimensions and areas:-

Net Frontage	18'3"	5.55 m
Ground Floor Sales	1,222 sq ft	113.5 sq m
Ground Floor Anc	188 sq ft	17.5 sq m
First Floor Sales	985 sq ft	91.5 sq m
Second Floor Anc	605 sq ft	56.2 sq m

### Lease

The property is held on a 37 year effectively full repairing and insuring lease expiring 23 June 2021 subject to five yearly upward only rent reviews. The next being 24<sup>th</sup> June 2009.

### Rent

£32,500 per annum exclusive. (The 24/06/09 rent review is outstanding).

### Sublease

A sub lease for a term and rent to be agreed will be considered.

### Rates

Rateable Value	£28,500
UBR 2010/2011	0.414
Rates Payable 2010/2011	£11,799

Interested parties are advised to make their own enquiries to the Local Authority.



### Legal Costs

Each party to bear their own legal and professional costs incurred in this transaction.

### Viewing

Strictly by prior appointment through joint agents msbl and Bruton Knowles.

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### OR

#### Julian Capewell

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