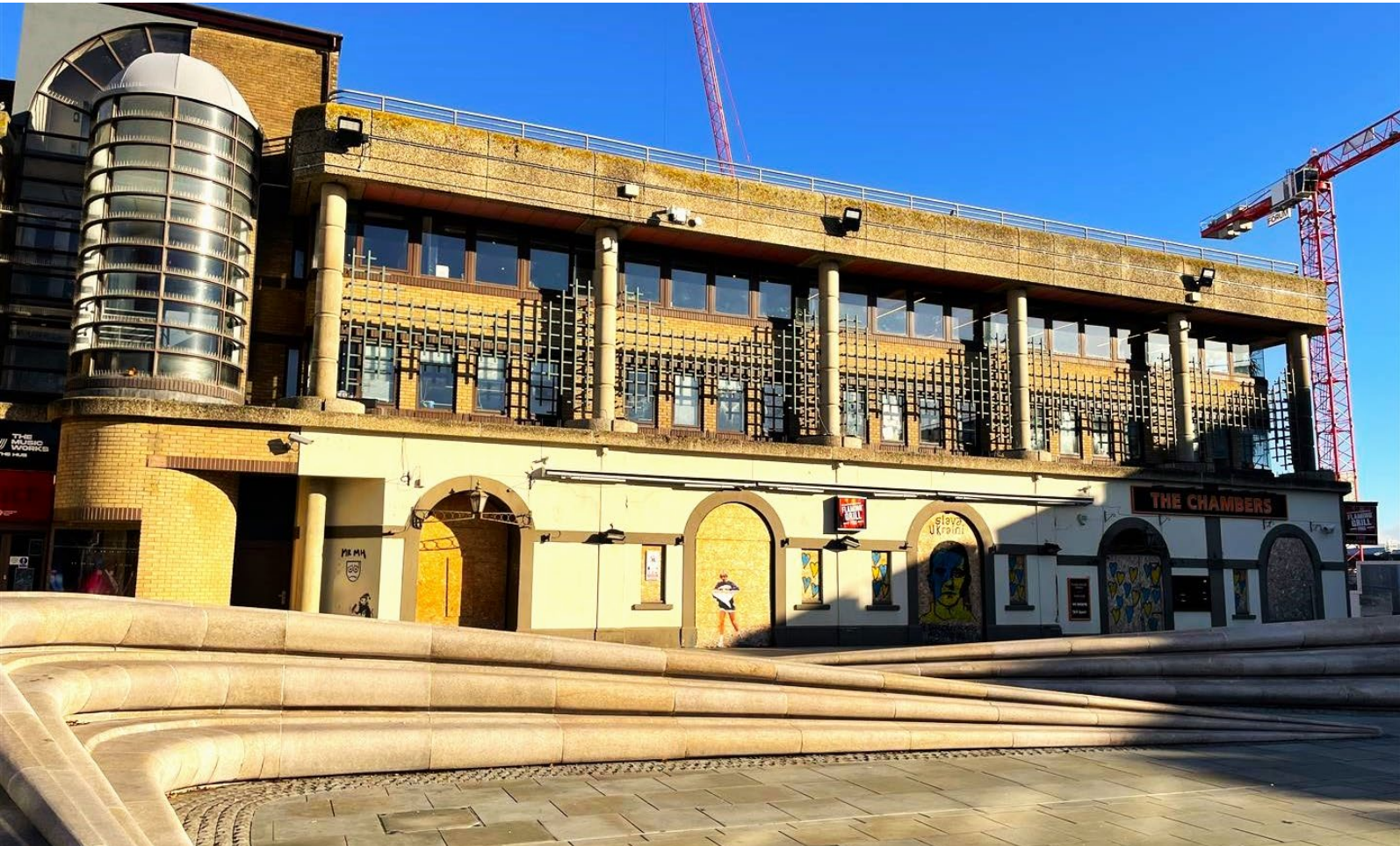


# Unique F&B Opportunity

Kings Square, Gloucester GL1 1RP

Former Public House

Various uses considered



Rental Offers in the region of  
**£60,000 pa exc.**



Size  
**5,210 sq ft**



Location  
**The property occupies a most prominent corner, fronting the newly refurbished Kings Square**



Planning  
**Class E of the Town and Country Planning (Use Classes Order) 2020**



Drive Time  
**36 miles from Bristol and 3 miles from junction 11 of the M5 motorway**

## Get more information

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## Location

Gloucester is an historic cathedral city with excellent road and rail links. Home to circa 122,000 people, it attracts over 3.5 million tourists pa, and an estimated annual retail and leisure spend of £1.7 billion.

The property occupies a most prominent corner, fronting the newly refurbished Kings Square, where it meets Kings Walk shopping centre and The Forum development, due to complete this summer. Across Kings Square sits the former Debenhams, which will soon be a campus for University of Gloucestershire.

## Description

The premises offer a unique opportunity to create a daytime and evening food and beverage offer, with seating fronting Kings Square. Retailers in the vicinity include **WH Smith**, **River Island** and **Tesco**.

## Accommodation

The premises provide the following approximate internal floor areas:

Floor	Area (sq m)	Area (sq ft)
Customer Area	343 sq.m	3,696 sq.ft
Kitchen	39 sq m	414 sq ft
Ancillary	56 sq m	606 sq ft
Customer WC's	46 sq m	494 sq ft

## Tenure

A new effectively full repairing and insuring lease of ideally for 10 – 15 years, subject to rent reviews at 5-year intervals.

## Rental

Rental offers for the whole, are invited in the region of £60,000 per annum, exclusive of VAT, rates and all other occupational costs.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

**Interested parties should carry out their own due diligence in this regard.**

## Business Rates

We understand that the ground floor of the premises are currently assessed as follows:

<b>Rateable Value:</b>	<b>£41,000</b>
<b>UBR (2023/2024):</b>	49.9p

**Interested parties may benefit from rates relief if applicable and should carry out their own investigations.**

## Service Charge

The property attracts an annual service charge which is budgeted to be circa. £7,100 pa

## EPC

The property has an EPC rating of C-58. The EPC certificate is available on request.

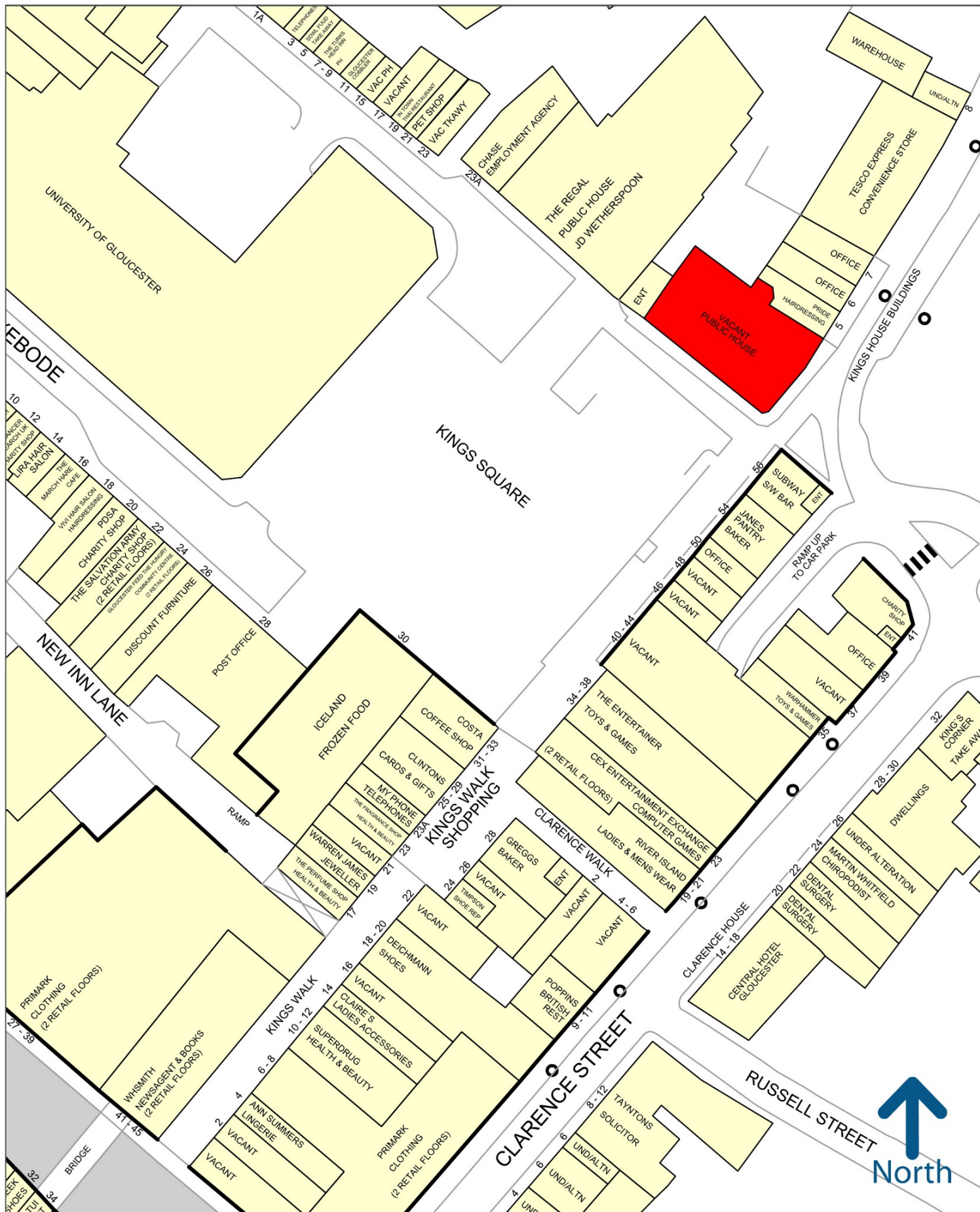
## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

VAT if applicable will be charged at the standard rate.

Subject to Contract



50 metres

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Created By: Avison Young

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# To find out more, scan the QR code

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January 2024

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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