

### 0117 970 7535

30 Whiteladies Road Clifton, Bristol BS8 2LG www.mp-pc.co.uk



# UNIQUE F&B OPPORTUNITY KINGS SQUARE GLOUCESTER GL1 1RP

## FORMER PUBLIC HOUSE VARIOUS USES CONSIDERED

#### Location

Gloucester is an historic cathedral city with excellent road and rail links. Home to circa122,000 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 property comprises a ground floor bar area with ancillary accommodation. The property has rear servicing and comprises the following approximate areas:

Customer Area	343.4 sq.m	3,696 sq.ft
Kitchen	38.5 sq m	414 sq ft
Ancillary	56.3 sq m	606 sq ft
Customer WC's	45.9 sq m	494 sq ft

Date prepared: January 2024 - Subject to Contract

#### **Lease Terms**

Our client is seeking rental offers based upon a new effectively full repairing and insuring lease of ideally, ten to fifteen years.

#### **Commencing 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.

#### **Business Rates**

Rateable Value - £41,000

Rates Payable (2023/4) - £20,459

#### Service Charge

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

#### **Planning**

The property has consent for Class E uses.

#### **Energy Performance**

The property has a rating of C58.

#### Viewing Strictly by appointment

Russ Power- M&P Property Consultants LLP

DD: 0117 970 7536 Email: russ@mp-pc.co.uk

Or, Chris Wright - Avison Young

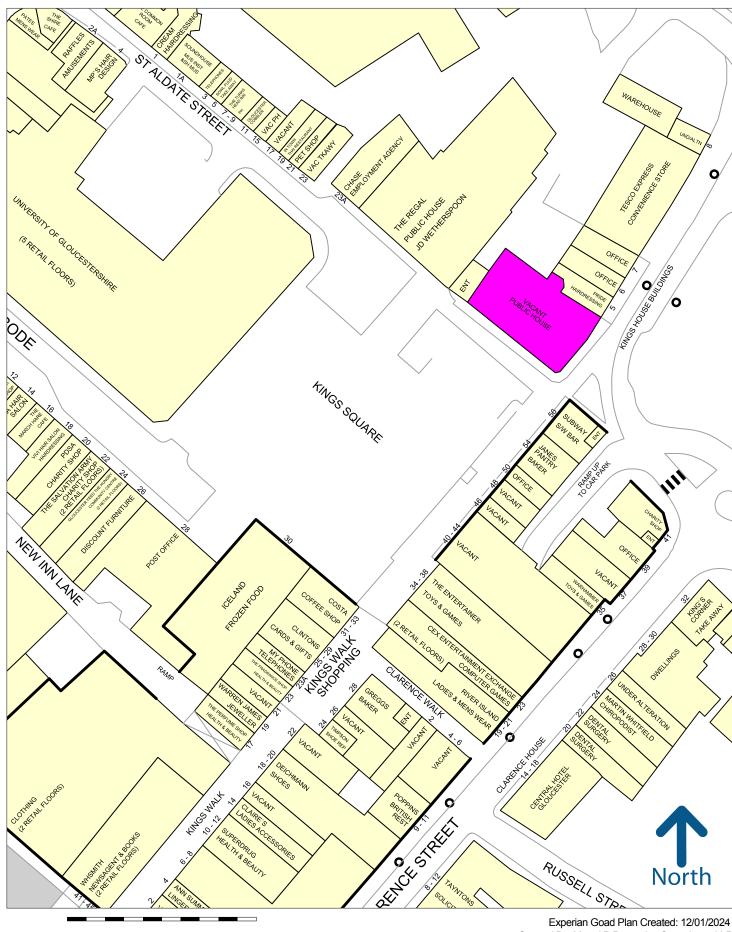
DD: 0117 988 5254

Email: <a href="mailto:chris.wright@avisonyoung.com">chris.wright@avisonyoung.com</a>

MISREPRESENTATION ACT 1967 NOTICE: M&P Property Consultants LLP themselves and for the vendors or lessors of the property, whose agent they are, give notice that: 1. These do not constitute any part of an offer or contract. 2. All statements contained in these particulars, as to the property, are made without responsibility on the part of M&P Property Consultants, their vendors or lessors. 3. None of the statements contained in these particulars, as to the property, are to be relied upon as statements or representation of fact. 4. Any intending lessors or purchasers must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements made in these particulars. 5. The vendors or lessors do not make or give, and neither do M&P Property Consultants or any person in their employment, has any authority to make or give any representation or warranty whatsoever, in relation to this property. Subject to contract.









Experian Goad Plan Created: 12/01/2024 Created By: M and P Properties Consultants LLP

