

**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 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 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**

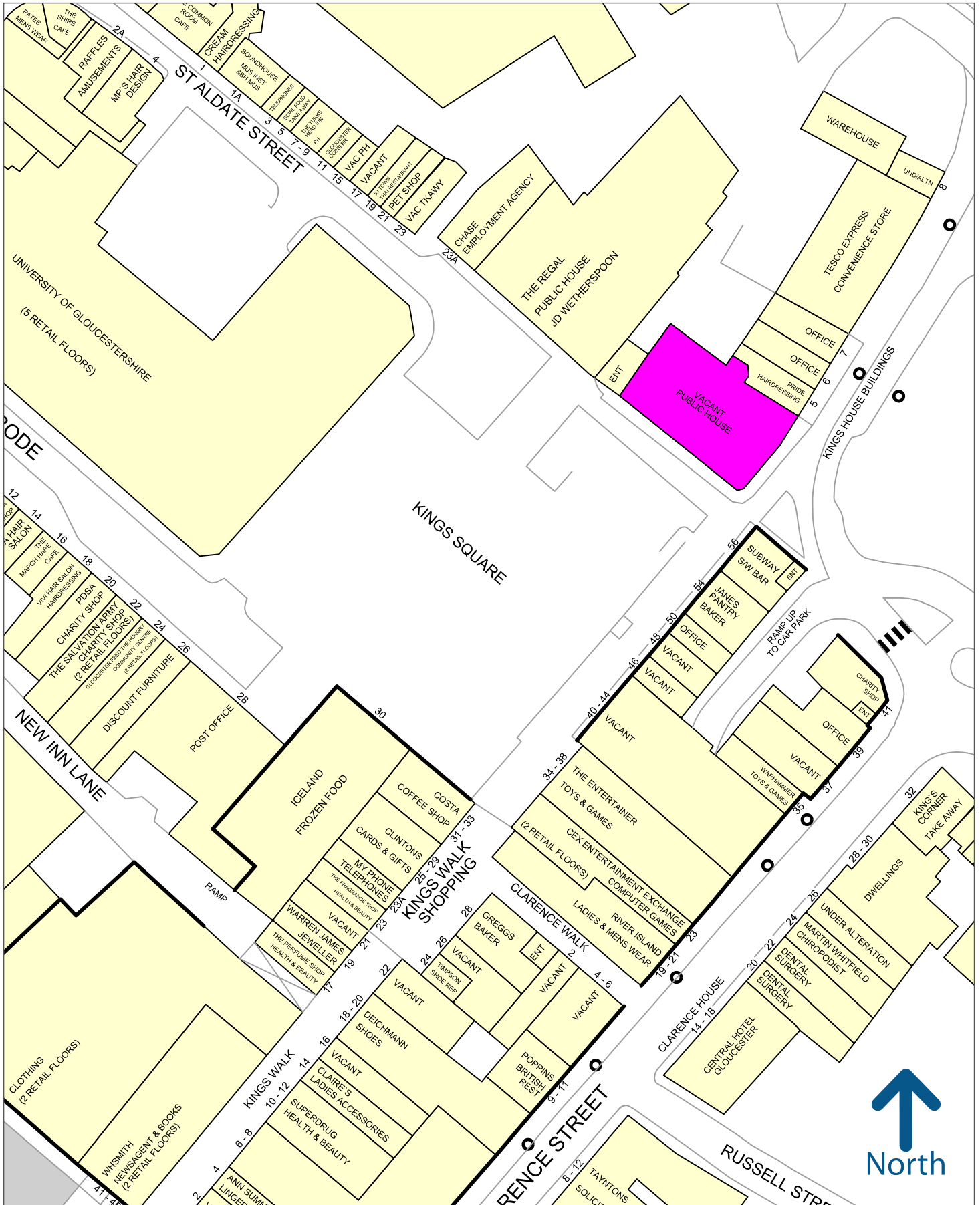
Russ Power – M&P Property Consultants LLP

DD: 0117 970 7536 Email: [russ@mp-pc.co.uk](mailto:russ@mp-pc.co.uk)

Or, Chris Wright – Avison Young

DD: 0117 988 5254

Email: [chris.wright@avisonyoung.com](mailto:chris.wright@avisonyoung.com)



50 metres

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