



RESTAURANT UNIT - TO LET

Vinings Warehouse The Docks Gloucester GL1 2EG

- Modern Restaurant Opportunity
- Historic Grade II Listed Dockyard Warehouse
- Gloucester Docks Basin location
- Open Terrace for additional seating, adjacent to the main Docks Basin
- 4,129 ft² (383.6m²) approximate gross internal area
- Available to Lease



Location

Vinings Warehouse is located within the historic Gloucester Docks, a short walk from Gloucester Quays, and within 1 km from the City Centre.

The restaurant is situated adjacent to the main Docks Basin, allowing for excellent panoramic views from the northern elevation / outside seating area.

The Docks is a bustling residential and vibrant commercial (retail, leisure and business) location, to the south-west of the City Centre.

Notable retailers within the vicinity include Cineworld, Mountain Warehouse, Molton Brown, Ted Baker, All Saints, Adidas and HeadKandy Hairdressing.

Gloucester Quays



0.3 miles south

Gloucester City Centre

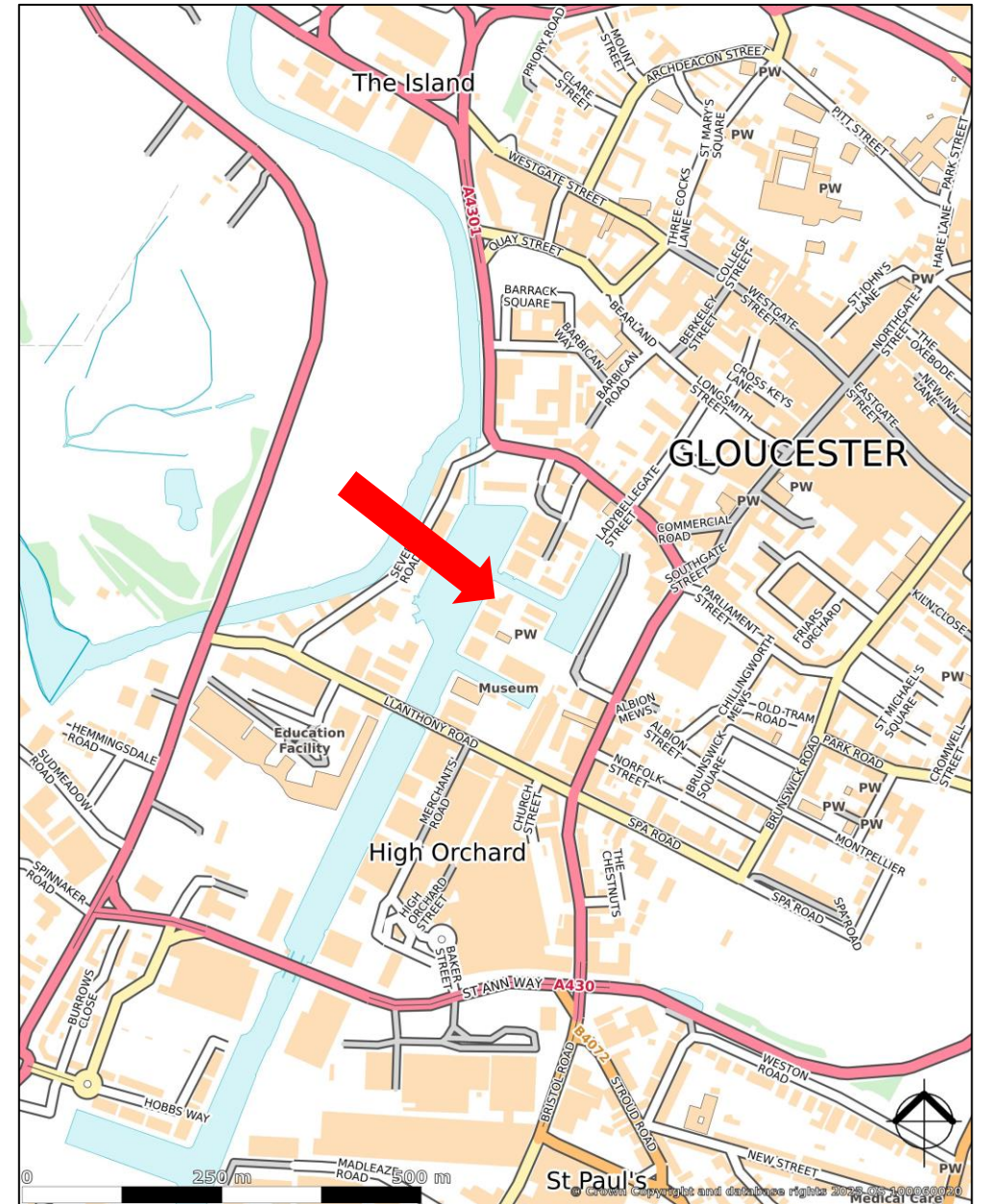


0.5 miles north-east

M5 Motorway



**J12: 5 miles
J11a: 5 miles**



Accommodation

Description

Vinings Warehouse is a brick-built Grade II Listed historic dockyard warehouse that has been refurbished to provide residential flats on the five upper storeys, with commercial use on the ground floor.

The restaurant unit comprises the ground floor of Vinings Warehouse together with a modern steel framed extension constructed to the northern elevation, and curved glazed floor to ceiling curtain wall frontage to the western elevation.

The property has most recently been used as a restaurant and comprises a seating area and bar with extension, together with additional seating within the main building including kitchen, toilets, stores and offices.

There is a large open terrace adjacent to, and overlooking, the Docks Basin, which could allow for external dining and seating (*a licence will need to be obtained from the Docks Management Company for such use).

Terms

The property is offered by way of a brand new lease for a term of years to be agreed.

Rent

£45,000 per annum exclusive.

Service Charge

A charge may be levied to cover the costs of upkeep and maintenance of the communal areas.

VAT

The property is not elected for VAT purposes.

Planning

The property has been used as a restaurant which falls within Class E (formerly Class A3) of the Use Classes Order 1987.

The property is part of a Grade II* Listed building, and lies within a conservation area.

Accommodation (approximate gross internal area)

Area	Sq ft	Sq m
Restaurant, WCs, offices, kitchen (original building)	2,274	211.30
Restaurant and bar (modern extension)	1,540	143.10
Rear stores	315	29.30
TOTAL	4,129	383.60





VAT | Terms | Planning | Rates | Legal Costs | AML

Terms

New leases are available on effective full repairing and insuring lease terms for a term of years to be agreed and contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954.

Business Rates

The Valuation Office Agency assessments shows a rateable value of £40,000.

Interested parties should make their own enquiries to Gloucester City Council to ascertain the exact rates payable. A change in occupation may trigger an adjustment of the ratings assessment.

www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the

[RICS Real Estate Code for Leasing 2020](#)

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Service Charges

A service charge is levied by the landlord to cover the cost of maintaining the common areas of the building, and of the estate. Further details available on request.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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Subject to Contract



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.