

# STATION HOTEL

BRUTON WAY • GLOUCESTER  
GLOUCESTERSHIRE • GL1 1DG

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## PROPERTY HIGHLIGHTS

- + Traditional Hotel Pub Restaurant
- + Excellent position adjacent to Gloucester Railway Station
- + Conversion Potential (STP)
- + Site Area - 0.050 ha (0.124 acres)
- + 21 letting rooms



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## LOCATION

The property is located in Gloucester, a cathedral city and district in Gloucestershire. Gloucester lies on the River Severn, between the Cotswolds to the east and the Forest of Dean to the west, 19 miles (31 km) east of Monmouth and 17 miles (27 km) east of the border with Wales.

The property occupies a prominent position on Bruton Way (A430) which is one of the main thoroughfares and as the name suggests adjacent to Gloucester Train Station.

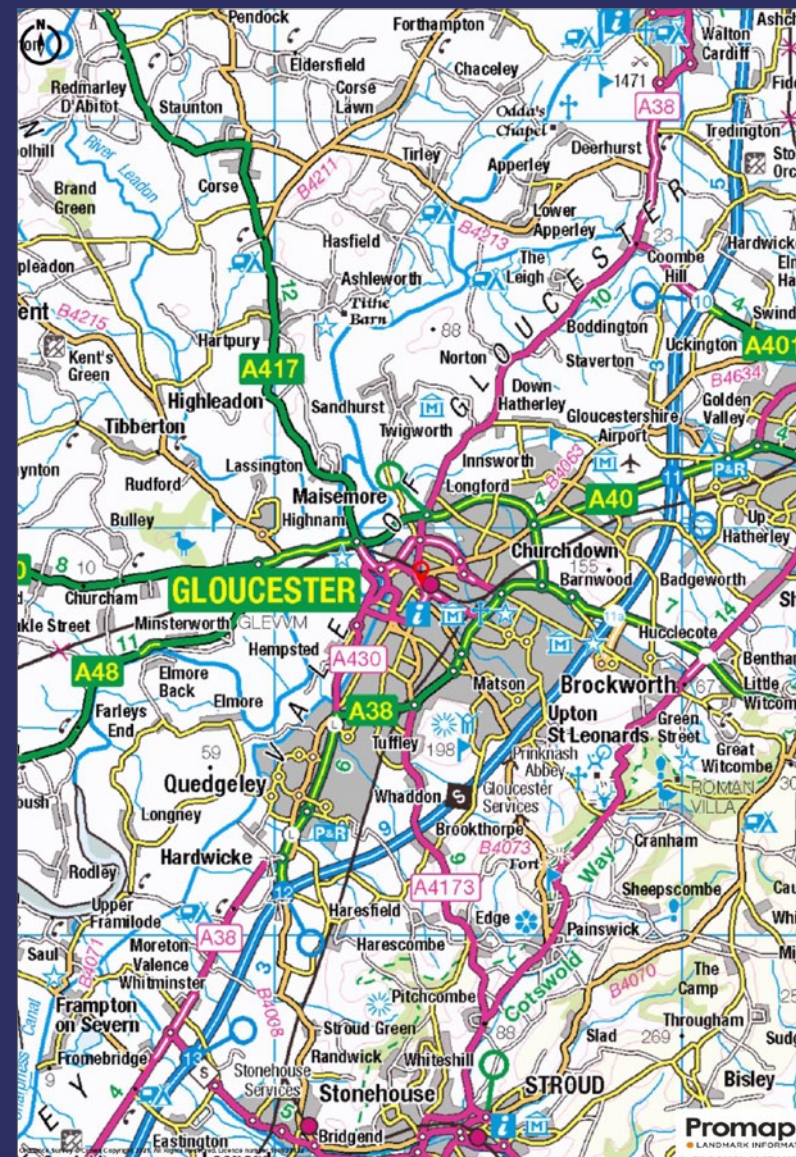
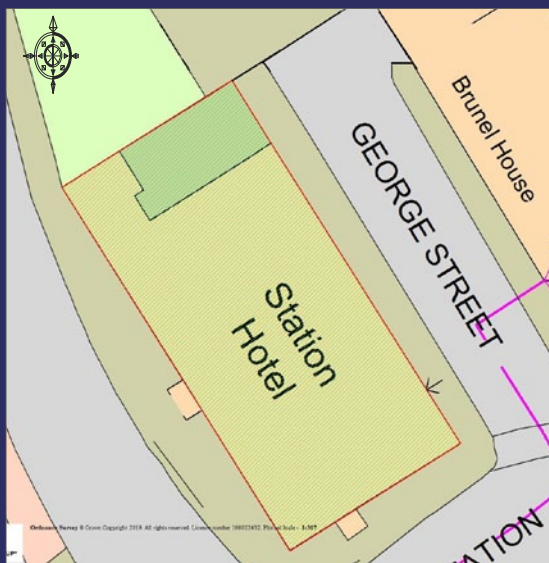
The surrounding area is mixed with commercial retail, residential and government buildings such as HM Land Registry and Gloucester Police Station all close by.

## DESCRIPTION

The property comprises a detached three storey building constructed in approximately 1880. The building is built of rendered brick with a pitched tile roof. Fenestration is single glazed and sash in part.

Internally, the ground floor provides a central bar servery with seating areas surrounding. There is a separate restaurant area to the right of the bar. Kitchen and WC facilities are located at the rear. The cellar is at basement level.

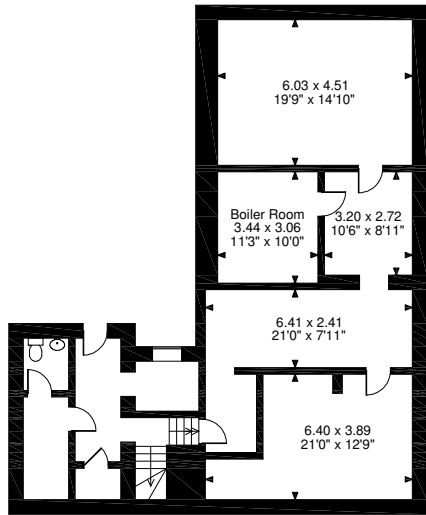
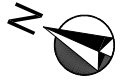
Letting rooms are then arranged over first and second floor levels. The hotel has a total 21 letting bedrooms (4 singles; 9 doubles; 8 twins)



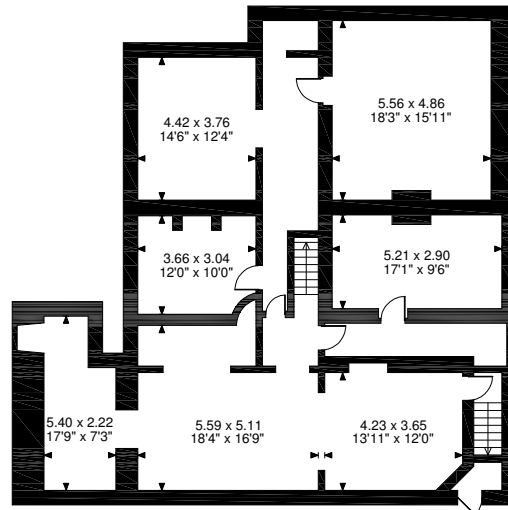
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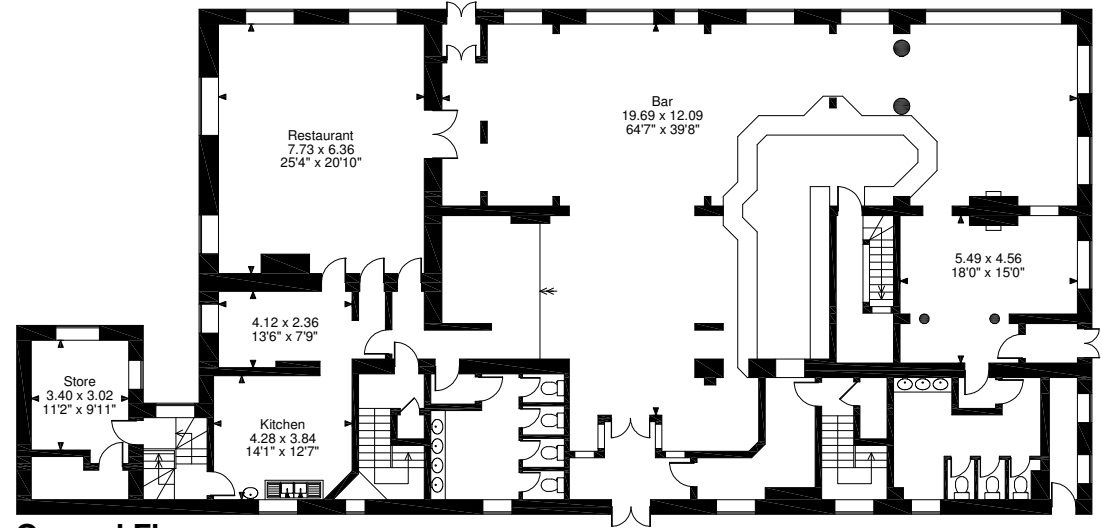
**Station Hotel, Gloucester**  
**Main House gross internal area = 14,195 sq ft / 1,319 sq m**  
 Quoted Area Excludes 'External C/B & No Access Room'



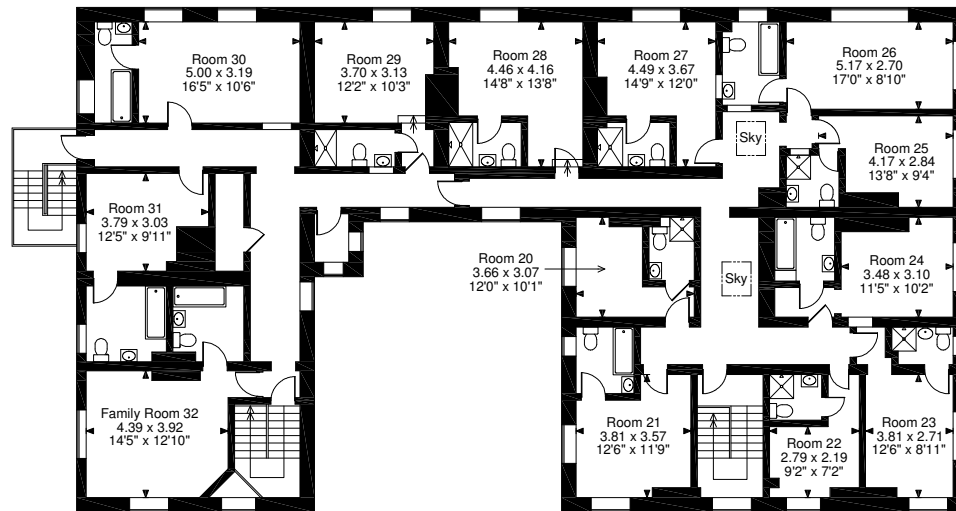
**Cellar Under Kitchen**



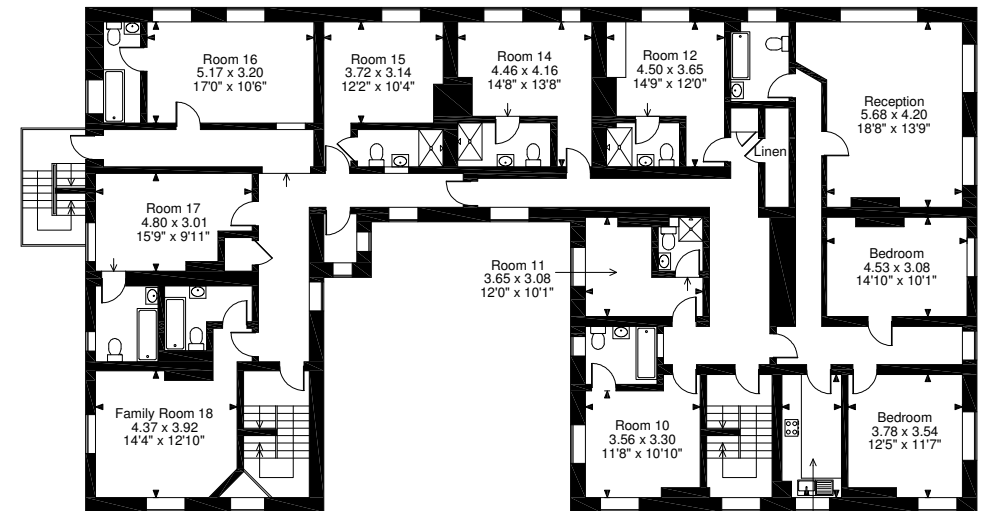
**Cellar Under Bar**



**Ground Floor**



**Second Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## PLANNING

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Our informal planning enquiries confirm that the premises is permitted as a hotel (Use Class C1). The property is not listed nor is it situated within a Conservation Area.

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## PREMISES LICENCE

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The property has been granted a Premises Licence in accordance with the Licensing Act 2003.

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## THE BUSINESS

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The Station Hotel operates as a coaching inn providing a variety of rooms which appeal to contractors working in the area on weekdays, couples visiting for weekend breaks as well as tourists visiting the wider area. The room rates for the hotel fluctuate dependent upon the time of year.

We can confirm that financial year end March 2019, the hotel had a turnover in the order of £420,000 (Net of VAT), with a split percentage between accommodation, food and beverage of 50:2:48 respectively. More information on the hotel's trading performance will be provided to seriously interested parties upon request and status.



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## FIXTURE & FITTINGS

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The fixture and fittings are included and the premises will be sold 'as seen' less any personal items.

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## RATING

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The subject property is entered in the 2017 Rating List with a Rateable Value of £28,500.  
The National Multiplier for England and Wales for 2021/22 is £0.512.

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## TENURE

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Freehold. The property will be sold as a going concern. TUPE regulations will therefore apply.

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## EPC

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The EPC has been commissioned and will be provided upon request.

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## GUIDE PRICE

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Offers are invited in the region of £850,000. It is anticipated VAT will not be applicable.

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# ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the preferred purchaser will be required to provide identification and proof of address, prior to exchange.

## VIEWING

All viewings must be arranged strictly by appointment with the sole agents Savills.

## CONTACT

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