



# TO LET – Ground Floor Station Hotel (Retail Opportunity)

Station Hotel, Gloucester, GL1 1DP

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## Retail / F&B Opportunity

### LOCATION

The property site prominently outside of Gloucester Railway Station in Gloucester Town Centre, amongst the multi million pound improvements to Kings Walk and the Forum development. Gloucester City is renowned for its 11-th Century Gloucester Cathedral, Victorian Warehouses amongst the Docks, and popular Kingsholm rugby stadium.

- Gloucester Train Station – 0.01
- Kingsholm Rugby Stadium – 0.5 miles
- Gloucester Town Centre – 1 mile

### DESCRIPTION

The property comprises the ground floor, formerly used as a pub and restaurant as amenity for the hotel. The property is decorated to a good standard with part laminate and part carpet throughout. The ground floor benefits from excellent lighting due to extensive window frontage. The ground floor will remain completely self contained with the upper floor remaining hotel use.

### FLOOR AREAS

Area	SQM	SQFT
Bar Area	263	2,830
Restuarant	58.86	633
Kitchen/ Stores	25.4	273
<b>Total</b>	<b>347.26</b>	<b>3,736</b>

### PLANNING

The property will be suitable for uses under use class E of the Use Classes Order (Amendment) 2020.

### COUNCIL TAX/ BUSINESS RATES

We advise all interested parties to make their own enquiries with the VOA: <https://www.gov.uk/find-business-rates>

### ENERGY PERFORMANCE CERTIFICATE

C-66

### TENURE

New internal repairing lease for a term to be agreed.

### QUOTING RENT

£48,000 per annum exclusive.

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

### VIEWING & FURTHER INFORMATION

Strictly by appointment with the joint agent.

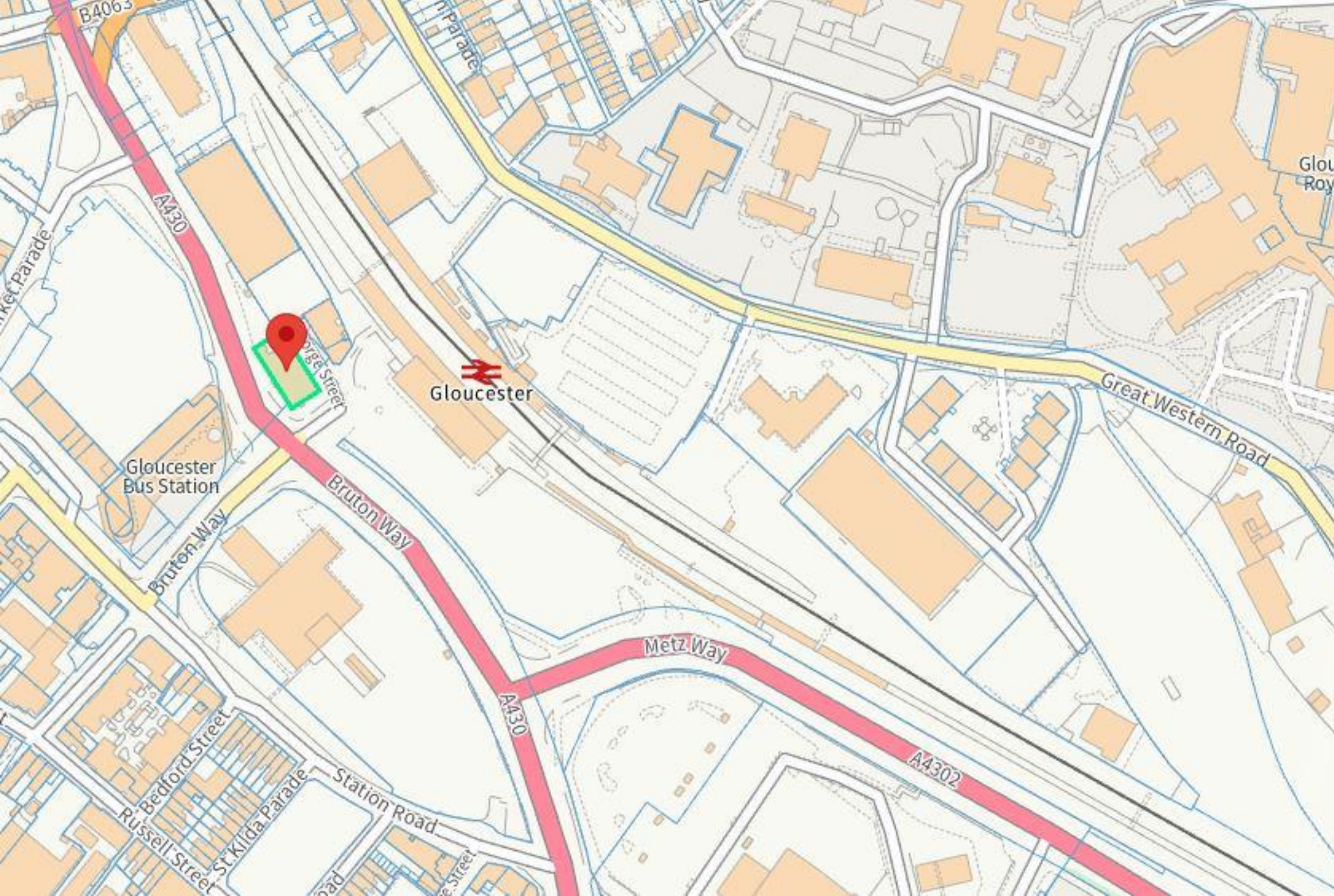
To arrange a viewing, please contact Dorian Wragg

[Dorian.wragg@brutonknowles.co.uk](mailto:Dorian.wragg@brutonknowles.co.uk)

### SUBJECT TO CONTRACT

**Regulatory** - Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.





B4063

A430

Market Parade

Gloucester

Gloucester Bus Station

Bruton Way

Bruton Way

Great Western Road

Metz Way

A430

A4302

Bedford Street

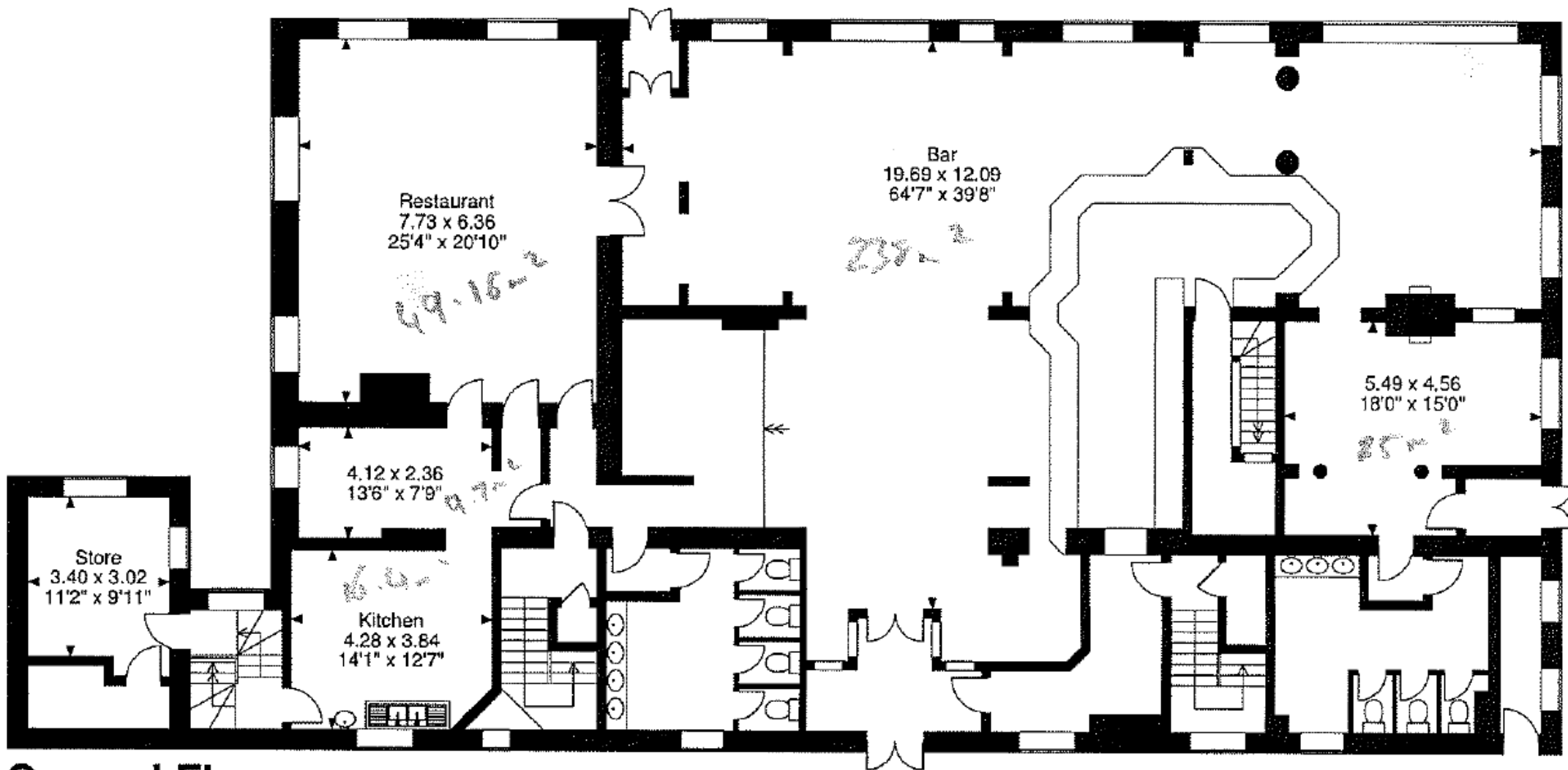
Russell Street

St Kilda Parade

Station Road

Gloucester Royal





## Ground Floor

### CONTACT

Olympus House,  
Olympus Park, Quedgeley,  
Gloucester, GL2 4NF

**Dorian Wragg**  
07738 103935

[dorian.wragg@brutonknowles.co.uk](mailto:dorian.wragg@brutonknowles.co.uk)

