

# Unit 1A

## Provender Bakers Quay Gloucester GL1 5BQ

### Restaurant Unit For Sale

Approximately 1,332 sq ft  
(123.75 sq m), plus  
Terrace Area.

Restaurant, Retail and  
Leisure / Shopping  
Destination

Part of Bakers Quay  
Regeneration Project

High Catchment and  
Footfall Location



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PROPERTY CONSULTANTS

# FOR SALE

# Location

Provender Warehouse forms part of the first phase of the Bakers Quay development located adjacent to the prestigious Gloucester Docks regeneration scheme. The scheme is now a major attraction and offers an unrivaled retail, leisure food and drink experience together with high quality residential apartments.

Provender Warehouse is a completed new build structure providing gym and restaurant uses on the ground floor with 147 luxury apartments above sat alongside the Gloucester Canal. It is accessed from St Ann Way and lies approximately 1 mile south of the City Centre.

St Anns Way is connected to the A430 Gloucester Southwestern Bypass, which links to the west of the city at the A40, to the south of the city towards Quedgeley Bypass (A38) and to the inner ring road, Trier Way, via the St Anne Bridge over the Gloucester & Sharpness Canal. Other occupiers in the location of Bakers Quay comprise Costa Coffee, Beefeater restaurant and Premier Inn. The Gloucester Quays Factory Outlet Shopping Centre is close by.

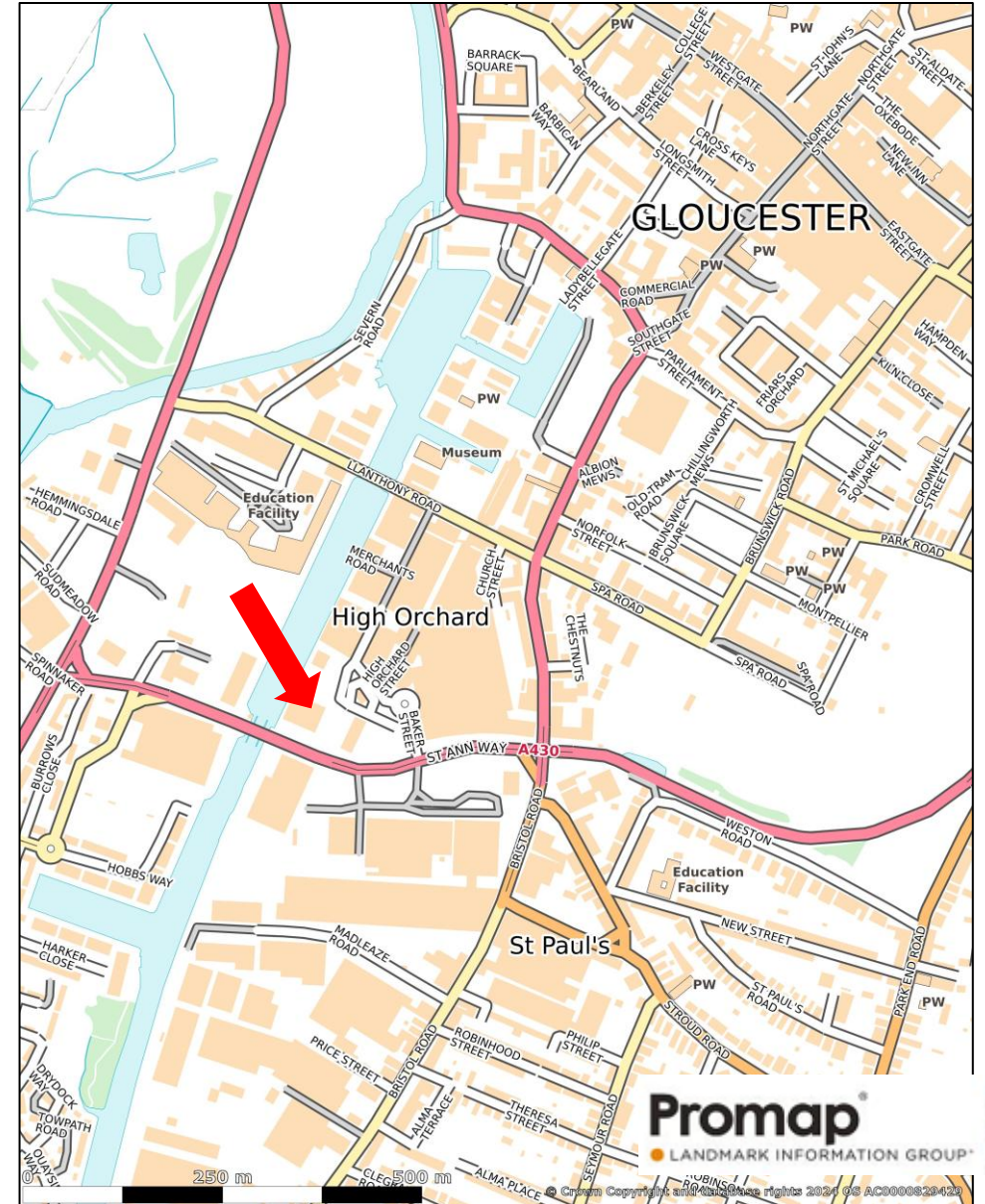
## Retail



## Restaurant



## Nearby Population



# Description

Unit 1A comprises a modern end of terrace restaurant built of concrete construction with part brick, clad and glazed external elevations.

Internally the property comprises restaurant space that has been tastefully fitted out / furnished by the current owners, to include various table and seated areas, a raised island bar, a kitchen, cloakroom, a customer / staff WC and an accessible WC.

The property benefits from ceiling mounted heating, cooling and ventilation systems, and the lighting and associated electrical cabling is suspended from and housed within ceiling mounted electrical conduit and cable trays.

To the front of the building there is a demised terrace area, which is used to provide additional outdoor table and seating for dining customers.

## Energy Performance Certificate

An EPC has been commissioned.

## Accommodation

Approximate net internal area

Area	ft <sup>2</sup>	m <sup>2</sup>
Unit 1A	1,332	123.75



# Terms

## Sale Terms

Unconditional Sale of the Long Leasehold interest, granted 19<sup>th</sup> September 2019, ending 31<sup>st</sup> December 2218.

## Guide Price

£400,000

## Business Rates

The Valuation Office Agency website states that from April 2026 the property has a rateable value of £30,750.

## Services

We are advised that all main services are connected to the premises, and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

## Legal Costs

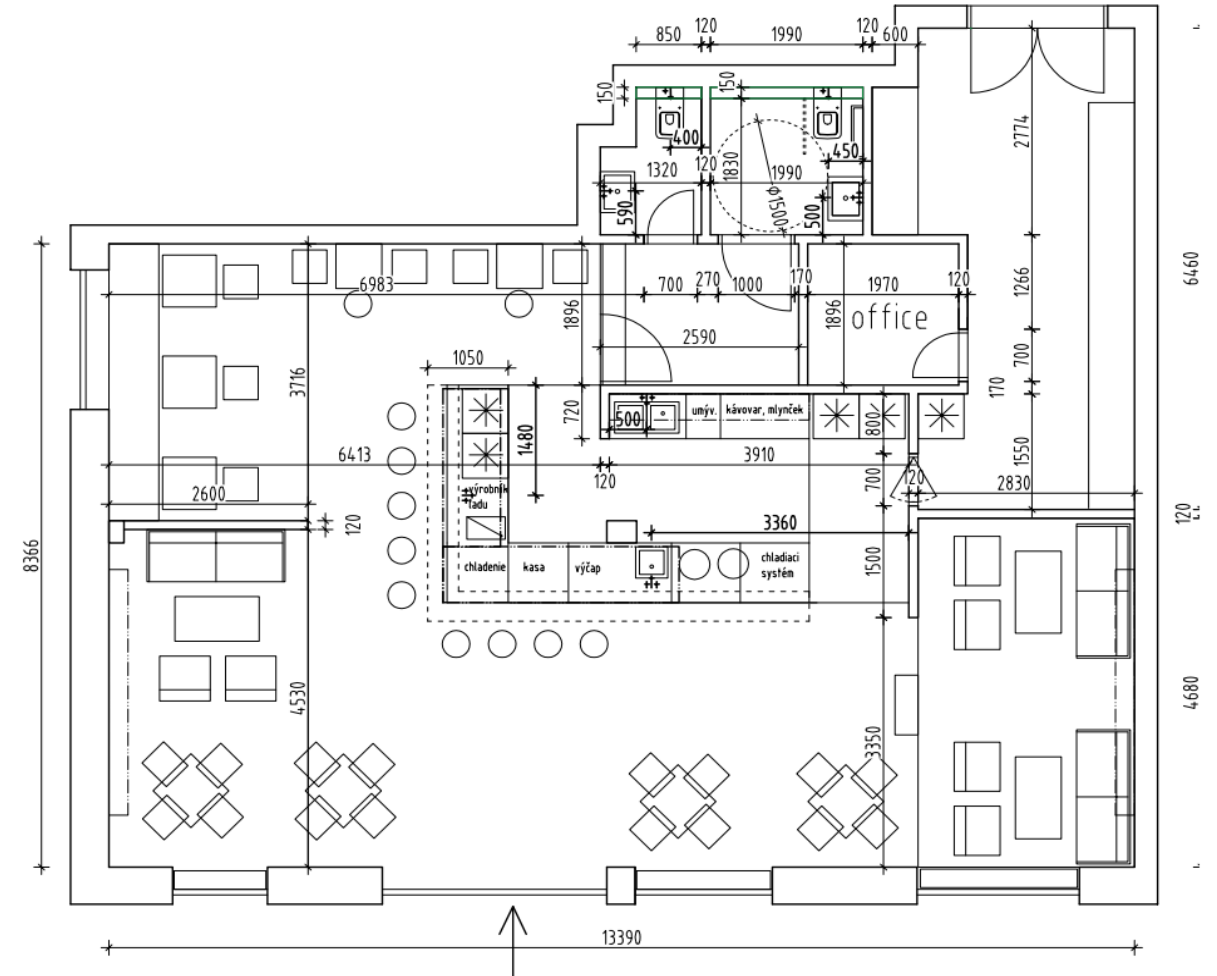
Each party is to be responsible for their own legal costs.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the price. We recommend that the prospective purchasers establish the VAT implications before entering into any agreement.

## AML

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



Floorplan for identification purposes only





# Viewing Arrangements

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



## Alder King Property Consultants

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**Date:** February 2026

**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.