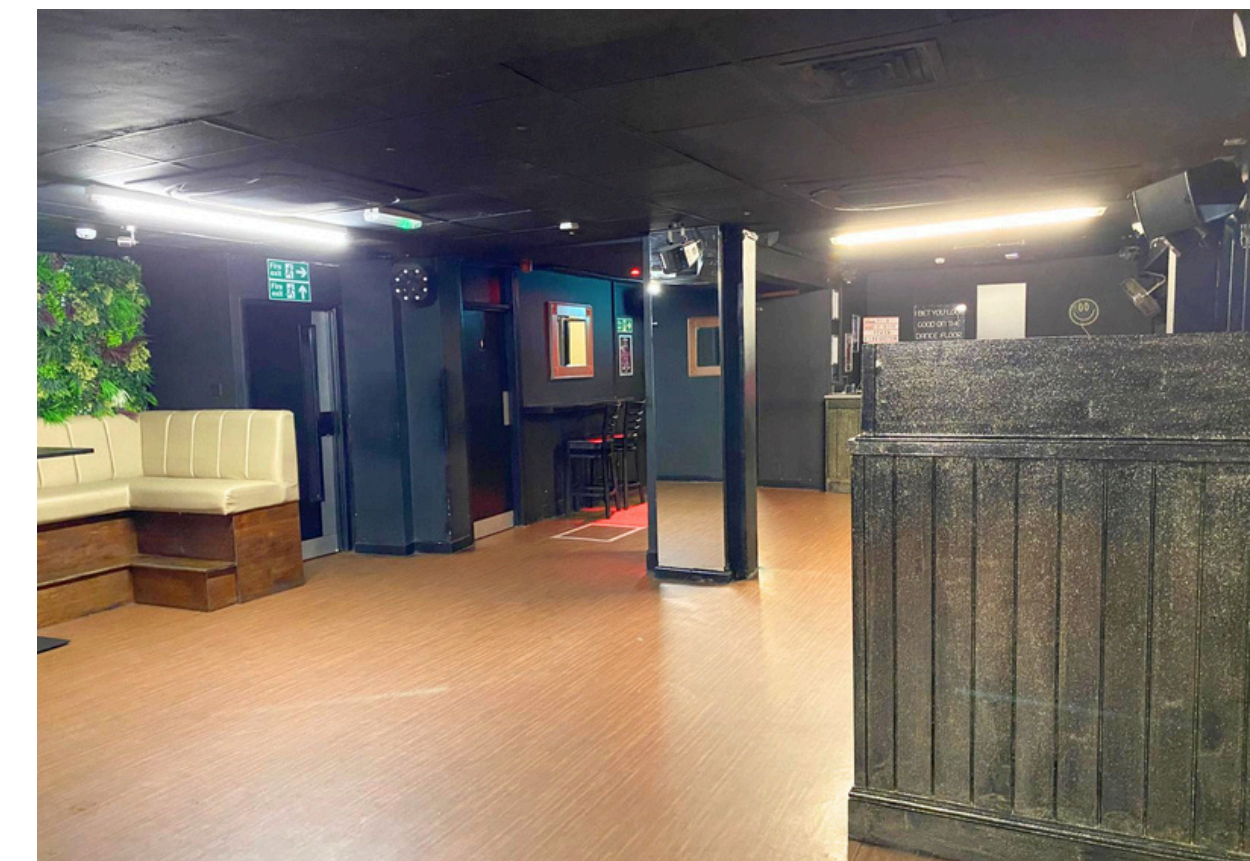


TO LET (MAY SELL)

WELL LOCATED BAR/NIGHTCLUB (MAY SUIT ALTERNATIVE USES SUBJECT TO PLANNING)

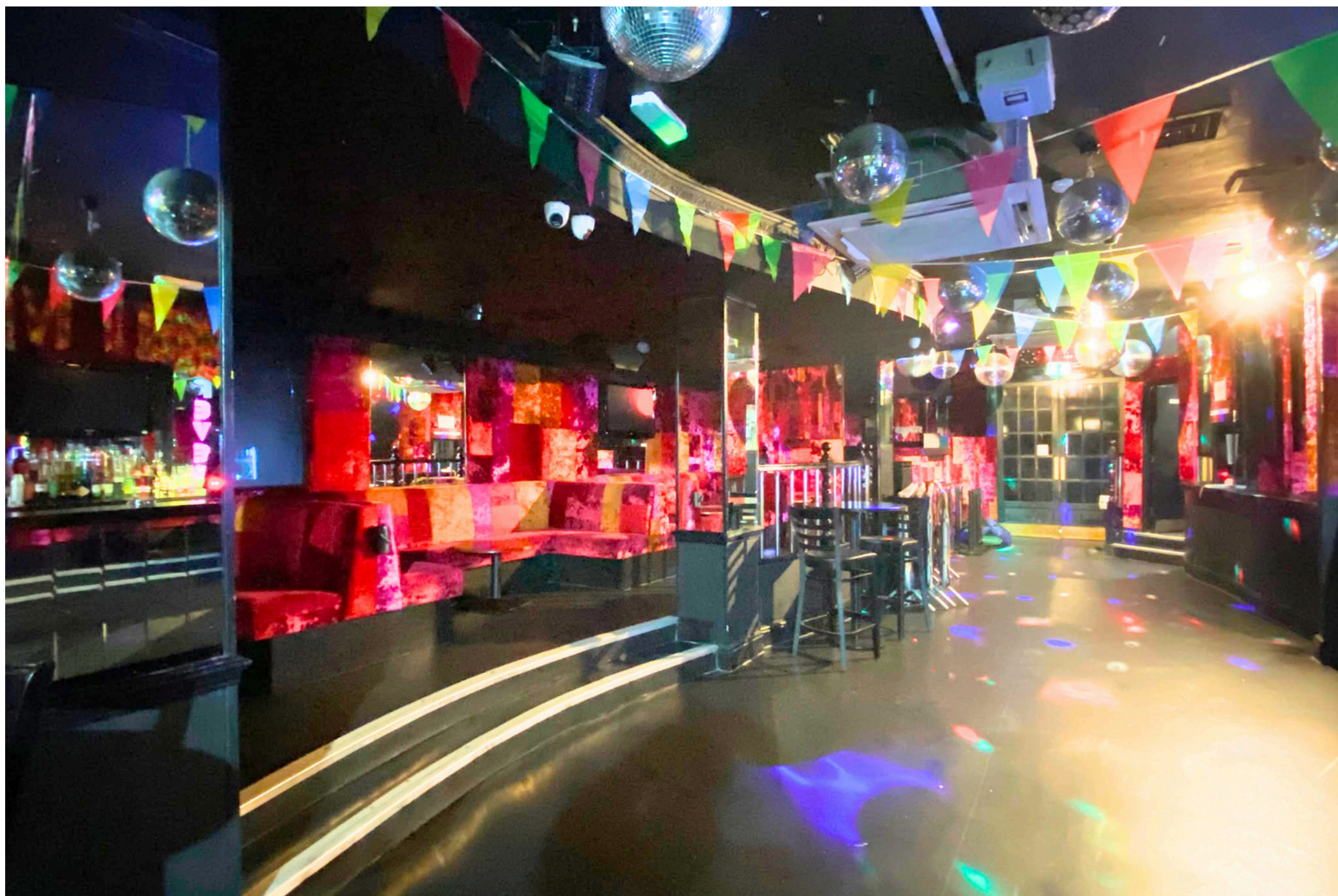
4,360 SQ FT (405 SQ M) & MANAGER'S FLAT

Kurt Wymman
Surveyors & Property Agents



83-85 Eastgate Street, Gloucester, GL1 1PN

Excellent Location | Part Fitted Out | Rear Car Parking



DESCRIPTION

A substantial mid terrace property of brickwork to the elevations under a mixture of flat and pitched roofs.

The property has a long history of pub/nightclub use and the main features comprise:-

- Prominent frontage onto Eastgate Street
- Glazed shopfronts and double timber entrance doors
- Fitted out for bar/night club use
- Two separate club rooms
- Bars and seating/booths installed
- Dancefloor area
- Good sized outdoor rear smoking area
- 3 bedroom 'managers' flat and office at 1st Floor level

The property also benefits from :

External areas, rear delivery access and car parking (accessed from Russell Street).

The commercial areas extend to approximately 4,360 sq ft (405 sq m) measured on a Gross Internal Area (GIA) basis.

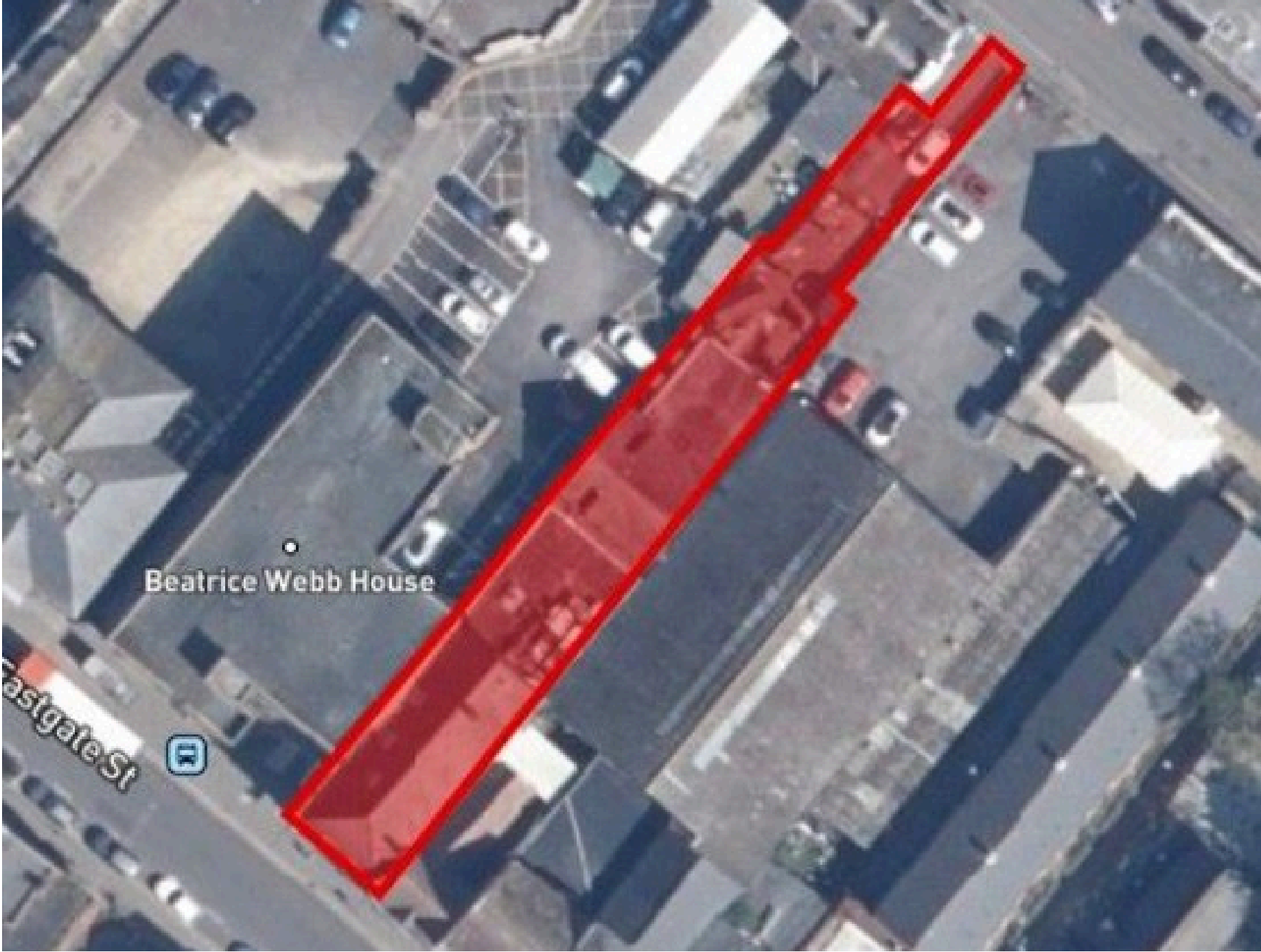
The property has previously benefited from a late night liquor license. (Further details available from the marketing agents).

Whilst the property has most recently been used as a night club, it may be suitable for alternative uses, subject to obtaining any necessary planning or other consents required.

Eastgate Street is situated within Gloucester City Centre and comprises a mixture of retail, leisure and food outlets. The area is the centre for the City's nighttime economy and is home to a variety of night clubs and bars.

Gloucester is the County town of Gloucestershire, with a population of approximately 132,500.

Well located adjacent the M5 Motorway, the City is famous for its Cathedral Quarter, Historic Docks and Premiership Rugby Team.

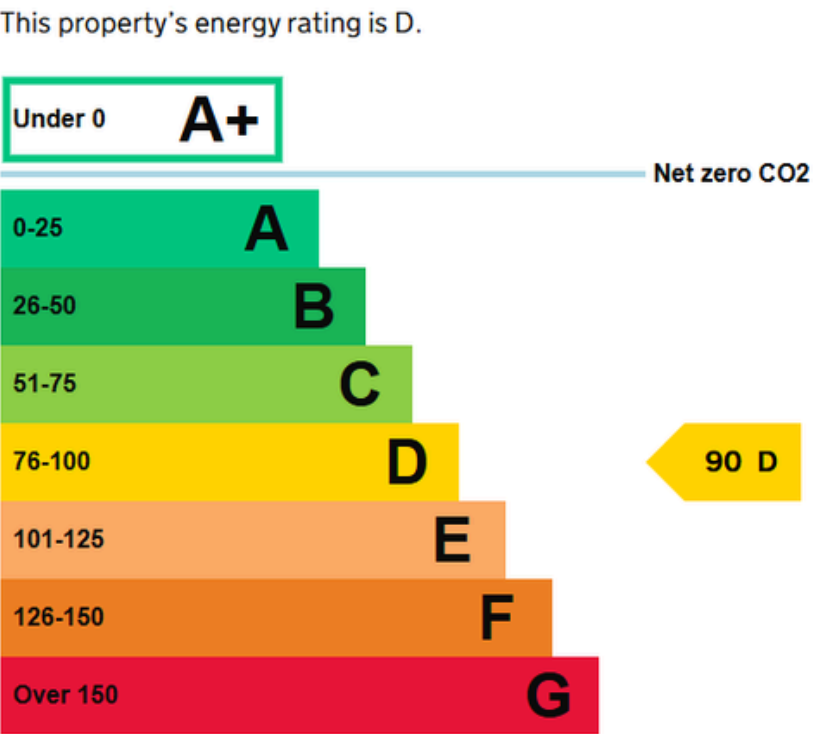


SERVICES

Mains water , drainage and electricity are connected to the property.

NOTE : None of the services have been tested by Kurt Wyman Surveyors.

Energy Performance Certificate (EPC)



BUSINESS RATING

The 2026 Rating List assesses the property as Nightclub & Premises with a Rateable Value of £34,500

QUOTING TERMS

The property is available by way of a new Full Repairing and Insuring Lease for a negotiable term of years.

Alternatively, consideration may be given to selling the Freehold of the property.

QUOTING RENTAL

£45,000 per annum.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VAT

All prices are quoted exclusive of VAT

Kurt Wyman
Surveyors & Property Agents

**ALL VIEWINGS BY PRIOR APPOINTMENT
WITH KURT WYMAN SURVEYORS**

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OR OUR JOINT AGENTS

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Disclaimer: These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.

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