

RESTAURANT UNITS TO LET (MAY SELL)

Gloucester

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PROPERTY CONSULTANTS



A3 RESTAURANT UNITS

Block B, Units 1 & 2
Friars Orchard
Brunswick Road
Gloucester
GL1 1HT

Approx. 696 - 820 sq ft
(64.66 - 76.18 sq m)

- Open plan shell units
- New lease or purchase options
- Close to prime retail pitch and transport links



Block B, Friars Orchard, Brunswick Road, Gloucester, GL1 1HT

Location

The property is located within Gloucester City Centre in close proximity to the main retail pitch where Eastgate Street, Northgate street, Southgate Street and Westgate Street converge, commonly known as The Cross.

The city's train and bus stations are also within close walking distance, as are some of the city's more prestigious office occupiers such as Ecclesiastical and the NHS.



Description

The units are located within the ground floor of a four storey building providing predominantly residential accommodation.

Unit B1 was previously used as the site office for the wider development and has been fitted out to include flooring, panelled walls, kitchenette and WC.

Unit B2 has been finished as a shell available for tenants fit out.

The properties benefits from A3 restaurant use with the opportunity to provide outdoor seating to the front elevation.

Development in the immediate area could potentially provide a total of over 200 residential units.

Area	Sq ft	Sq m
Unit B1	696	64.66
Unit B2	820	76.18

Accommodation

All measurements are approximate Net Internal Areas.

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.

Terms

The units are available on new effectively full repairing and insuring leases for terms to be agreed. Alternatively a long leasehold can be purchased.

Rent

Unit B1 (Under Offer): £11,000 per annum exclusive
Unit B2: (Available): £12,500 per annum exclusive.

Price

Unit B1 (Under Offer): £110,000 plus VAT.
Unit B2: (Available): £125,000 plus VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

Interested parties should make their own enquiries to the Local Billing Authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

Energy Performance Certificate

Unit B1: A (20)
Unit B2: A (21)

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VAT

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

Subject to Contract

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Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

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

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