



Potential for a variety of uses
subject to the necessary consents
being obtained



54 Eastgate Street, Gloucester

Former Mecca Bingo premises in the City Centre with potential for a variety of uses, subject to the necessary consents being obtained. 12 months free available, subject to terms.

Location

Gloucester is the commercial and administrative centre of the County and supports a resident population of approximately 132,500 (2021 Census). Access to the motorway network is available at Junctions 11, 11A and 12 of the M5. There are regular rail links to London Paddington (fastest journey time 1 hour 43 minutes) also to Bristol, Birmingham and Cardiff.

The property is situated on the south side of Eastgate Street, close to its junctions with Clarence Street and Brunswick Road approximately 400m from Gloucester Cross, being on the edge of the main shopping area, comprising the pedestrianised part of Eastgate Street and Kings Walk.

Description

The property dates from around 1935 and comprises a substantial detached building with a part brick, part stone front elevation and rendered brick side and rear elevations. The roof is corrugated metal sheets.

It has previously been occupied as a bingo hall and the accommodation comprises the main hall with full height ceiling, circle with over 200 soft seats fitted, bar, kitchen and WC facilities. There is basement storage.

There are 2 self-contained retail units to the front of the ground floor with direct entrances to Eastgate Street.

A private car park is situated to the rear.

The property has an EPC Rating of D-84 - the EPC expires in March and is being renewed.

Planning

The property has been used as bingo hall which falls within Sui Generis of the Use Classes Order 1987.

It may suit alternative uses such as a gymnasium, church or sports facility subject to the necessary consents being obtained.

Accommodation

(Approx gross internal areas)

Ground Floor	1,308.57 m2	(14,085 ft2)
Circle Foyer	393.40 m2	(4,235 ft2)
Circle	376.56 m2	(4,035 ft2)
Basement	58.58 m2	(631 ft2)
Total	2,137.11 m2	(23,004 ft2)

Rates

The Valuation Office Agency website shows the Rateable Value as £35,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

The property is offered by way of a new lease for a term to be agreed. The self-contained retail units are available separately and consideration will also be given to a sale of the freehold.

Rent

On application.

Price

On application.

VAT

The property is elected for VAT.

Legal Costs

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





54 Eastgate Street, Gloucester





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Harry Pontifex BSc (Hons) MRICS

 harry@ashproperty.co.uk

 07917 886176

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, ASH Chartered Surveyors requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

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 ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

