





Café/Bar, 94 Eastgate Street

Prominent Bar/Café with front and rear external seating areas and allocated parking. Potential for a variety of uses.

Location

The property is prominently situated on the corner of Eastgate Street and Wellington Street, approximately 500m from Gloucester Cross, which is traditionally regarded as the centre of the City. It is only 250 metres from the prime shopping area, although this part of Eastgate Street is a secondary retail area with a number of public houses and take away food outlets. To the rear of the property is a public car park.

Description

The property comprises a Grade II Listed three storey detached former house, dating from the late 18th Century. It is constructed of solid brick walls and there is a pitched slate covered roof with a high front parapet. It is set back from Eastgate Street behind a railed, graveled forecourt where there is a main entrance.

The property has previously been used as a drinking establishment/café and the accommodation includes 2 seating areas, a bar with a kitchen area and storage to the rear. There are courtyards to the front and rear providing further seating areas.

An EPC is being prepared.

Accommodation

Approximate net internal areas

Property	Size M2	Size Ft2
Ground Floor		
Bar/seating area	38.80	418
Secondary seating area	23.38	252
Kitchen	21.00	226
Store	16.89	182

Planning

The ground floor has been used as a Drinking Establishment within Class A4 of the Use Classes Order 1987. It may suit alternative use subject to obtaining the relevant planning consent.

Rates

The Rateable Value appearing on the Valuation Office Agency website is £11,250. Prospective occupiers are advised to make their own enquiries of 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 fixtures and fittings are available by separate negotiation.

Rent - £22,500 per annum.

Service Charge

A charge may be levied to cover the costs associated with the upkeep and maintenance of the communal areas.

VAT

The property is elected for VAT, and it will be applicable on rent and other landlord supplies.

Legal Costs

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





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Request a viewing

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

Key contacts

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