



ON THE INSTRUCTIONS OF GLOUCESTER CITY COUNCIL





Gloucester Bus Station Cafe

We have been instructed by Gloucester City Council to seek proposals to operate the café next to the Bus Station Terminal.

Location

The property is prominently situated adjacent to Gloucester Bus Station and The Forum which is a significant new development comprising Grade A space, apartments, retail, and leisure space. It is a short distance from Kings Square and the former Debenhams buildings which has been acquired by the University of Gloucestershire and is being redeveloped to a City Campus development to deliver educational needs focusing on health and social care and arts and library services, eventually being home to 4,000 students and 350 staff.

Description

The café is located on the ground floor of the main terminal building and benefits from 2 entrances, 1 directly into the terminal.

The unit has a fully glazed frontage with aluminium framed double-glazed windows which provide good natural lighting throughout the seating area. It has been fitted out to provide a serving counter with range of stainless steel and sink units, seating area and a store is provided. There are communal WC facilities.

The specification includes painted plastered walls and ceilings with inset spotlights, vinyl floor covering, and there is a ceiling mounted comfort cooling unit with extraction system.

Accommodation

Approx. net internal areas

Retail area	45.09 m2	(485 ft2)
Store	3.17 m2	(34 ft2)
Total	48.26 m2	(519 ft2)

Planning

The property has been used as a café.

Rates

The property will need to be reassessed for rating purposes. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Terms

A new lease is available for a term to be agreed. Interested parties will be invited to submit their proposals to operate the café.

References

Financial information and references may need to be provided. The fixtures and fittings are available by separate negotiation.

Rent - £15,000 per annum.

Service Charge

A service charge may be levied by the landlord to cover the costs associated with the upkeep and maintenance of the external and communal areas of the building.

EPC

The property has an EPC rating of B-33.

VAT

The property is not elected for VAT.

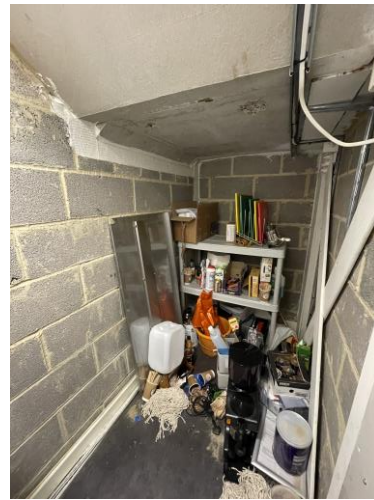
Legal Costs

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





Gloucester Bus Station Cafe





Request a viewing

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

Key contacts

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