

FULLY FITTED RESTAURANT - GLOUCESTER QUAYS



UNIT R9 ST ANN WAY, GLOUCESTER QUAYS, GLOUCESTER GL1 5SH

- 150 cover restaurant Gloucester Quays (top 10 UK outlet by size)
- Additional 28 external covers (506 sq ft)
- Fully fitted to extremely high standard (opened Sept 22)
- 4,000 sq ft on ground floor – Open and trading
- Leasehold – rent £121k pa or 8% of turnover

HIGHLY CONFIDENTIAL – STAFF UNAWARE AND NOT TO BE APPROACHED
GUIDE PRICE - £100K FOR THE LEASEHOLD INTEREST AND TRADE CONTENTS

Subject to Contract

LONL674

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LOCATION

Gloucester Quays is an outlet shopping centre on St Ann Way situated close to Gloucester docks. Gloucester Quays opened 2009 and comprises some 100 retail stores, 10 screen Cineworld, 15 restaurants, Premier Inn, 73 apartments and parking for 1,400 cars. The centre has annual footfall of 5.6 million and is in the top 10 of UK outlets by size.

Other F&B operators include:- Coal, Loungers, Wagamama, Caffè Nero, Zizzi, Bill's, TGI Fridays (closed), Cornish Bakery, Pizza Express, Nando's, Five Guys, Brewhouse & Kitchen and Costa.

[Link to Street View](#)

DESCRIPTION

Ground floor trading restaurant providing 150 internal covers and 28 external covers. Fully fitted to high standard (restaurant opened September 2022).

ACCOMMODATION

Double door entrance leads to open plan restaurant with bar to left hand side, steps up to main dining area with theatre kitchen to rear. Corridor to righthand side leads to:- wheelchair friendly toilet, male and female customer toilets, staff room, staff WCs, office, plant room, various storage areas, chemical cupboard, chilled storage. Emergency escape to rear.

FLOOR AREAS (not measured and taken from floor plan below)

Ground floor	4,035 sq ft
Outside Area	506 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

TENURE

Lease dated 16th September 2022. Held leasehold for a term of 15 years expiring 31st July 2037, at a rent the higher of £121,050 pa or 8% of turnover. Rent reviews every 5 years. Lease contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 (part II).

Tenant right to break 2032 by giving 6 months' notice. Service charge payable.

Use – good quality licensed restaurant with or without bar, for the sale of food prepared for consumption on and off by way of delivery and takeaway sales from the premises and the outside seating area.

RATEABLE VALUE

£71,000 wef 1st April 2023.

PREMISES LICENCE

Awaiting details but opening hours according to website; Monday to Thursday midday to 9:00pm, Friday and Saturday midday to 9:30pm and closes Sunday 8:30pm.

EXCLUSIONS

The brand name of the restaurant and anything associated / unique to the brand, computers and electronic tills, smallwares, stock, leased items (if any) and personal effects of the staff.

VIEWINGS

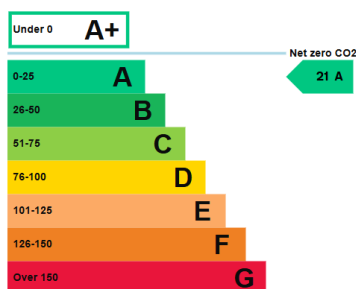
For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: richard.negus@agg.uk.com

EPC

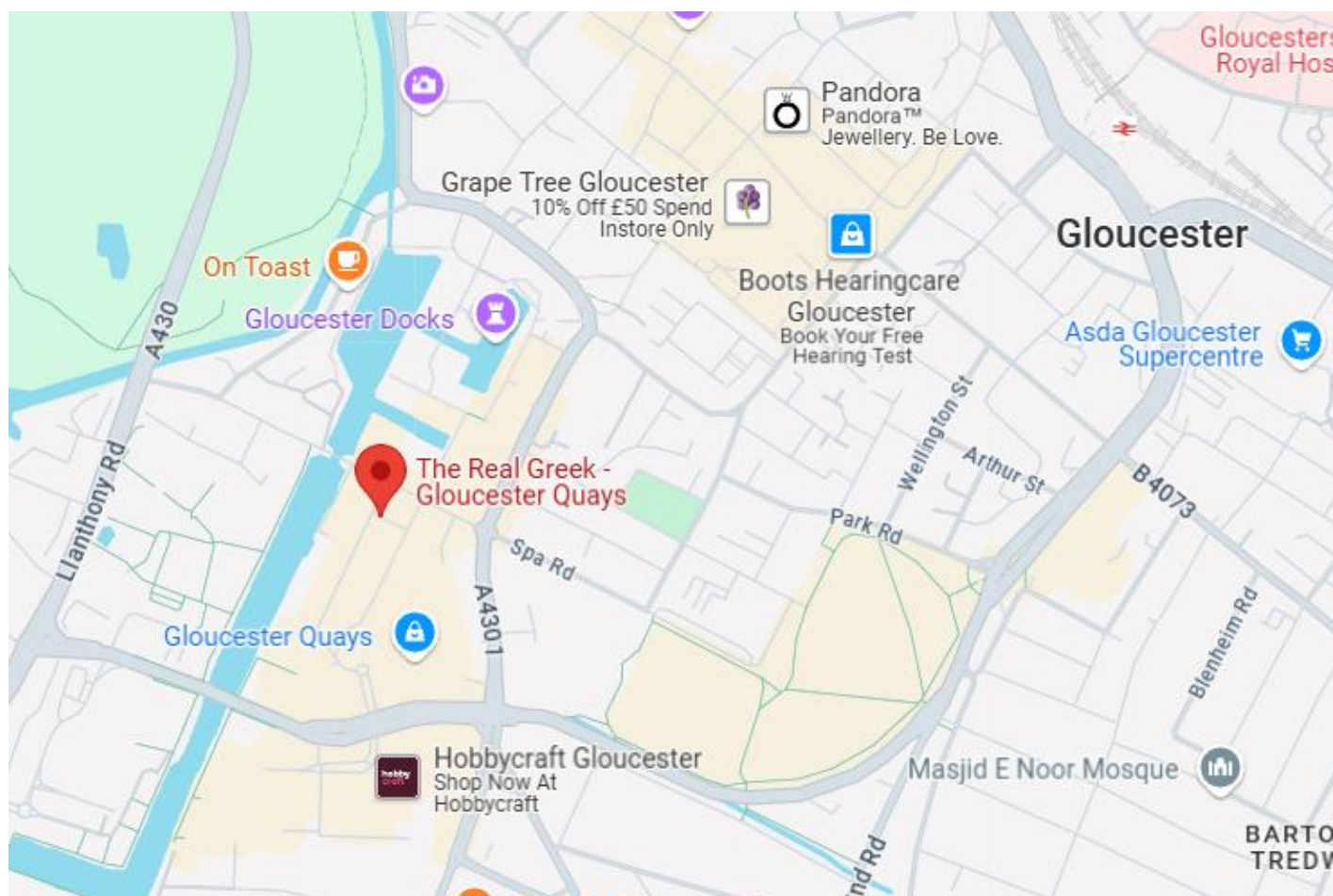
Unit R9 Gloucester Quays Designer Outlet St. Ann Way GLOUCESTER GL1 5SH		Energy rating A
Valid until 14 November 2034	Certificate number 8335-7292-1574-2192-2147	
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways	
Total floor area	419 square metres	

Energy rating and score

This property's energy rating is A.



LOCATION MAP - [Link to Location Map](#)

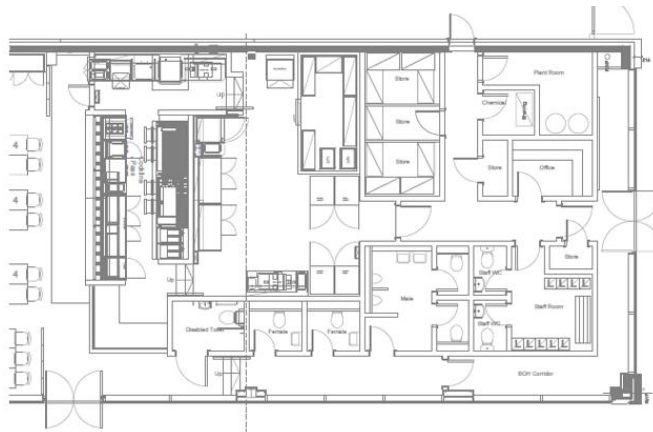


Source: Google Maps. Not to scale - Provided for indicative purposes only.

EXTERNAL PHOTO



FLOOR PLANS

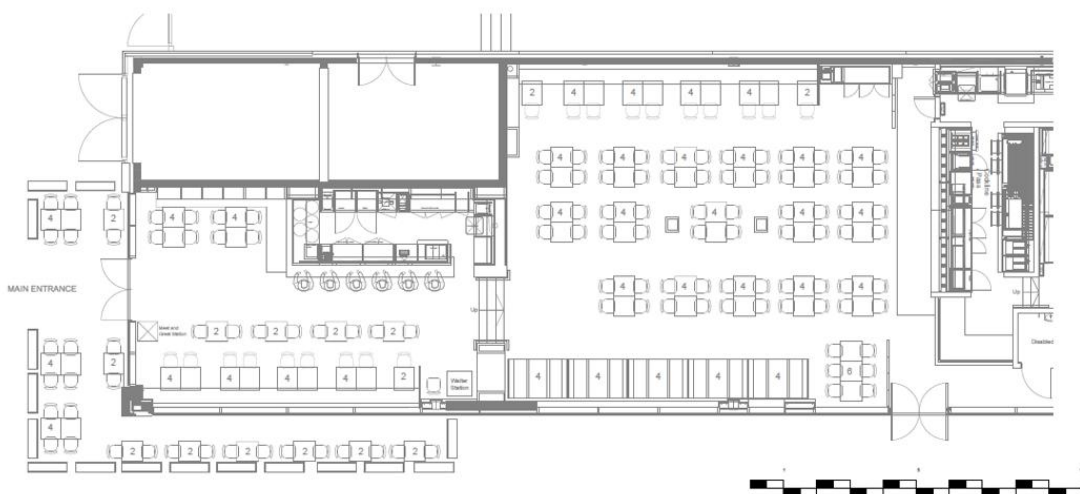


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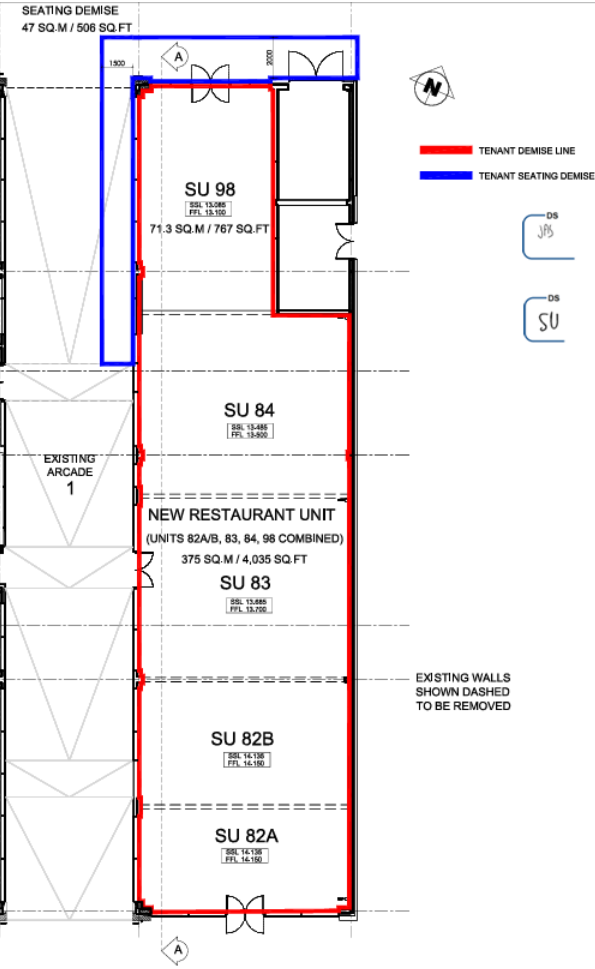
PROPOSED COVERS:-

Internal - 150
External - 28
Total - 178

Drawn by: *Sharon Inwood*



AGG & G	
Consultancy and Property	
Consultancy	
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Client Name	THE REAL GREEK
Site Address	Gloucester Quay
Drawing Title	Proposed GA
Drawn	For Information
Drawn By	115526A1 25/05/2022
Drawn By	MA
Checked By	KS
Drawing No	TRG-GQ-02



NOTES

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REV	DATE	INTL	DESCRIPTION	CH
02	05.07.15	MS	SEATING DEMISE ADDED	MG
01	05.11.14	JT	OPTION EXCLUDING UNIT 98	AC

PROJECT

GLOUCESTER QUAYS

CLIENT

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DRAWING TITLE

**NEW RESTAURANT UNIT
DEMISE DRAWING
GROUND FLOOR**