

# BEAR ASSOCIATES SURVEYORS LTD

Commercial & Residential Chartered Surveyors

**UNIT A1 BARGE ARM  
GLOUCESTER DOCKS  
GL1 2DN**

## RESTAURANT TO LET



- Restaurant 1035 Sq Ft
  - Extraction Fitted
- Located in a prominent position in Gloucester's
  - Historical Docks
  - Separate Bin Store
- No Takeaway Use Permitted
- New Lease £25k pa + VAT
  - Wonderful Outlook
  - Use Class E



12 Rodney Road, Cheltenham GL50 1JJ

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## LOCATION

The properties are in Gloucester Docks, Merchant's Quay area and is visible from both the pedestrianised retailing area and from the waterside itself. The Docks is a vibrant retailing area with a buzzing night life of Restaurants and Bars.

## DESCRIPTION

Unit A1 Barge Arm comprises of dual aspect ground floor open plan restaurant with adjoining bin store and independent extraction up to the roof. The property has glass elevations ensuring great visibility onto the waterfront and inwardly towards to the docks. The property could be used for an alternative use.

## ACCOMMODATION (Areas and dimensions approximate only, Gross Area)

<b>UNIT A1</b>	Gross internal area is approx. <b>1,035 sq ft</b>
<b>Dining Area</b>	11.80m x 5.43m
<b>Kitchen</b>	3.24m x 5.82m
<b>Lavatories</b>	

**LEASE** Unit A1 is available to let on a new IRI lease at **£25k pa + VAT + Service Charge (£2052pa)**  
Please note that **NO TAKEAWAY USE IS PERMITTED AT ALL**

**RATEABLE VALUE - £16,000 Rates Payable £8000**

**EPC – 72C**

**SERVICES** There is mains electricity, water, gas and drainage available to this property.



### Please Note:

**MISREPRESENTATION ACT:** These particulars are prepared with care but do not guarantee and do not constitute any part of an offer or contract. Intending purchasers must satisfy themselves of these particulars accuracy by inspection or otherwise, since neither the vendor nor Bear Associates Surveyors Ltd shall be responsible for statements or representations made. The Vendor does not make or give, and neither does Bear Associates Surveyors Ltd or any other person in their employment have any authority to make or to give, any representation or warranty in relation to this property.

**SERVICES, FIXTURES, EQUIPMENT, BUILDINGS & LAND:** None of these have been tested by Bear Associates Surveyors Ltd. Any interested party will need to satisfy themselves as to type, condition and suitability for purpose.

**VALUE ADDED TAX:** V.A.T. may be payable on the purchase price and/or on the rent and/or any other charges or payments detailed above. All figures are quoted exclusive of V.A.T. Intending purchasers and lessees must satisfy themselves as to the applicable V.A.T. position, if necessary, by taking appropriate professional advice.

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