



TO LET

GLOUCESTER – BEARLAND HOUSE RESTAURANT, LONGSMITH STREET, GL1 2HJ.



- Situated in the Heart of Historic Gloucester, in close proximity to its World-renowned Cathedral, the most visited tourist attraction in Gloucestershire and The Docks.
- The restaurant has a fully fitted commercial kitchen including extraction equipment.
- The property is available by way of a new lease for a term to be agreed.
- Total approximate net internal area - 158.54 sq m (1,708 sq ft).
- There is a conservatory bar and courtyard and additional outside seating area.

COMMERCIAL AGENCY | LEASE CONSULTANCY | PROPERTY MANAGEMENT

LOCATION

The property is set back from Longsmith Street approximately ¼ mile south of The Cross and ¼ north of the Gloucester Docks and The Quays. It lies near Gloucester County Council's HQ Building, Shire Hall, Gloucester Police Station and Gloucester Crown Court. Gloucester Railway Station and Gloucester Bus Station are both located within ½ a mile northeast of the property.

DESCRIPTION

The property comprises part of Bearland House, a Grade II* Listed Building dating from around 1735. It has been fitted out as a restaurant and the accommodation comprises a seating area and bar in a conservatory at ground floor level with 2 further seating areas, a fully fitted commercial kitchen including extraction equipment, office, staff room and WC facilities at lower ground floor level.

The property is accessed via a passageway off Longsmith Street and there is a vehicular access from Barbican Road.

There are 2 outside seating areas.

EPC

An EPC is being prepared.

ACCOMMODATION

Approximate Net Internal area

Ground Floor

Front seating area	52.01 sq m	(560 sq ft)
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First Floor

Front seating area	36.37 sq m	(392 sq ft)
Commercial kitchen	29.24 sq m	(315 sq ft)
Office	4.29 sq m	(46 sq ft)
Rear seating area	26.90 sq m	(290 sq ft)
Front Right Room	9.73 sq m	(105 sq ft)

Total	158.54 sq m	(1,708 sq ft)
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RATES

The Rateable Value appearing on the Valuation Office Agency website is as follows:

Rateable Value:	£12,250
Rate in £ 2022/2023:	0.499

Prospective occupiers are advised to check with the Local Authority to establish any transitional relief that may be applicable.

PLANNING

As a restaurant within Class E of the Use Classes Order 1987, as amended. The property is Grade II* Listed and lies within a Conservation Area.

TERMS

The property is offered by way of a new lease for a term to be agreed, subject to a service charge contribution.

RENT

£20,000 per annum exclusive.

VAT

The property is elected for VAT.

LEGAL COSTS

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

FURTHER INFORMATION

Strictly by prior arrangement with the agents.

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Or

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ASH & Co CS LLP for themselves and for the Vendors or Lessors of this property whose agents we are give notice that:

1. These particulars are believed to be correct. Their accuracy is not guaranteed and they do not form part of any contract.
2. No person in the employ of ASH CS LLP has authority to make or give any representation or warranty in relation to this property.
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5. None of the service installations have been tested and any occupier must satisfy themselves independently as to the state and condition of such items and the efficiency and suitability for their requirements.

6. Occupiers are advised to make their own enquires of the relevant Local Authority to verify actual rates payable and to establish the position in respect of the inheritance of Transitional Relief.

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