



**SITUATION**

In this popular tourist location approx. 350 yards from the Cathedral and occupying a prime trading position in this busy pedestrianised city centre and being close to the junction with Westgate Street. Nearby multiples include **H. Samuel, Caffè Nero, Greggs, Tesco Express, Marks & Spencer, Barclays Bank, Topshop, Vodafone** and many others. In addition, The Eastgate Shopping Centre and Eastgate Market are a short distance away, as well as Gloucester Railway Station (2 hours to Paddington). Gloucester is located approx 11 miles south of Worcester and 22 miles north of Bristol.

**PROPERTY**

An attractive Grade I Listed building comprising a **Deep Ground Floor Shop (with consent for A1 & A3 Use)** and rear internal access to **Basement Storage** (height 6'6"). There is a separate return frontage providing self-contained access to a **Bar/ Restaurant** at first and second floor levels and a **Residential Flat** at third floor level all of which was previously known as The Old Bell Inn.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

**£50,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	25'0"
Internal Width	24'6"
Reducing to	18'4"
Shop Depth	78'8"
Built Depth	105'8"
2 WCs	

**Basement**

Area Approx. 1,850 sq ft

**First Floor Bar/Restaurant**

Area Approx. 1,685 sq ft<sup>1</sup>

**Second Floor Bar/Restaurant**

Area Approx. 1,140 sq ft<sup>1</sup>

**Third Floor Flat (not inspected)**

1 Bedroom, Living Room, Kitchen, Bathroom/WC

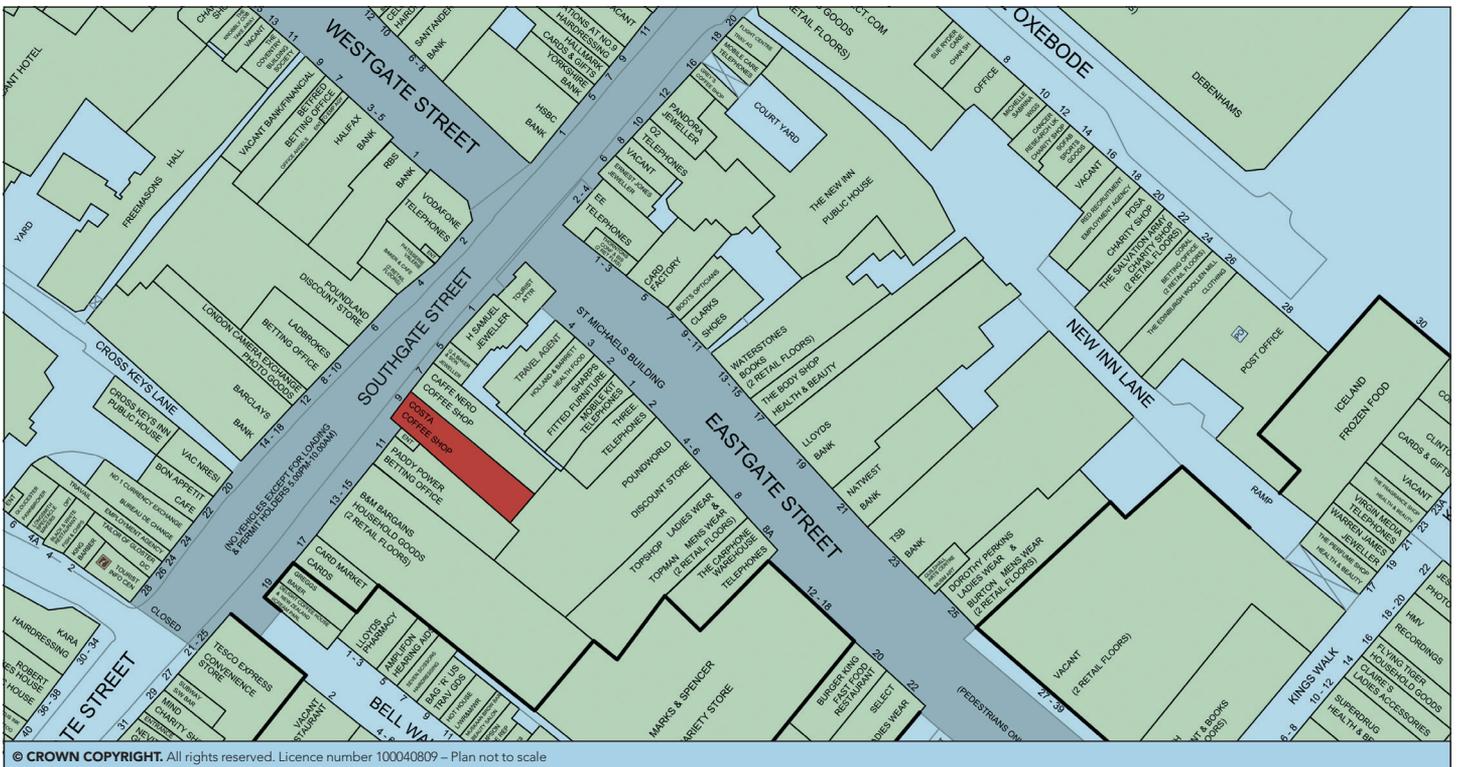
<sup>1</sup>Areas taken from VOA

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Costa Ltd (having approx. 1,500 branches - wholly owned by Whitbread Group plc who for Y/E 03/03/16 reported a T/O of £2.92bn, Pre-Tax Profit of £495m and Shareholders' Funds of £2.65bn)** for a term of 10 years from 9th January 2016 **(renewal of a previous lease)** at a current rent of **£50,000 per annum** exclusive.

**Rent Review January 2021**

**Tenant's Break 2022**



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**Note: The Lessees sublet the entire upper part (first, second and third floors) to Mr Paul Soden t/a Tiger Eye (Restaurant/ Bar) for a term from 21/2/17 to 3/2/26 (outside L & T Act 1954 renewal provisions) at £10,000 for year 1 rising to £14,000 p.a. with a Tenant's Break and Rent Review in 2021.**

**VENDOR'S SOLICITORS**  
Macroy Ward - Tel: 020 8440 3258  
Ref: Ms Martina Ward - Email: [martina@macroyward.co](mailto:martina@macroyward.co)

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts