



Potential for a variety of uses  
subject to the necessary consents  
being obtained



# 54 Eastgate Street, Gloucester

**Former Mecca Bingo premises in the City Centre with potential for a variety of uses, subject to the necessary consents being obtained. 12 months free available, subject to terms.**

## Location

Gloucester is the commercial and administrative centre of the County and supports a resident population of approximately 132,500 (2021 Census). Access to the motorway network is available at Junctions 11, 11A and 12 of the M5. There are regular rail links to London Paddington (fastest journey time 1 hour 43 minutes) also to Bristol, Birmingham and Cardiff.

The property is situated on the south side of Eastgate Street, close to its junctions with Clarence Street and Brunswick Road approximately 400m from Gloucester Cross, being on the edge of the main shopping area, comprising the pedestrianised part of Eastgate Street and Kings Walk.

## Description

The property dates from around 1935 and comprises a substantial detached building with a part brick, part stone front elevation and rendered brick side and rear elevations. The roof is corrugated metal sheets.

It has previously been occupied as a bingo hall and the accommodation comprises the main hall with full height ceiling, circle with over 200 soft seats fitted, bar, kitchen and WC facilities. There is basement storage.

There are 2 self-contained retail units to the front of the ground floor with direct entrances to Eastgate Street.

A private car park is situated to the rear.

The property has an EPC Rating of D-84 - the EPC expires in March and is being renewed.

## Planning

The property has been used as bingo hall which falls within Sui Generis of the Use Classes Order 1987.

It may suit alternative uses such as a gymnasium, church or sports facility subject to the necessary consents being obtained.

## Accommodation

(Approx gross internal areas)

Ground Floor	1,308.57 m2	(14,085 ft2)
Circle Foyer	393.40 m2	(4,235 ft2)
Circle	376.56 m2	(4,035 ft2)
Basement	58.58 m2	(631 ft2)
<b>Total</b>	<b>2,137.11 m2</b>	<b>(23,004 ft2)</b>

## Rates

The Valuation Office Agency website shows the Rateable Value as £35,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

## Terms

The property is offered by way of a new lease for a term to be agreed. The self-contained retail units are available separately and consideration will also be given to a sale of the freehold.

## Rent

On application.

## VAT

The property is elected for VAT.

## Legal Costs

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







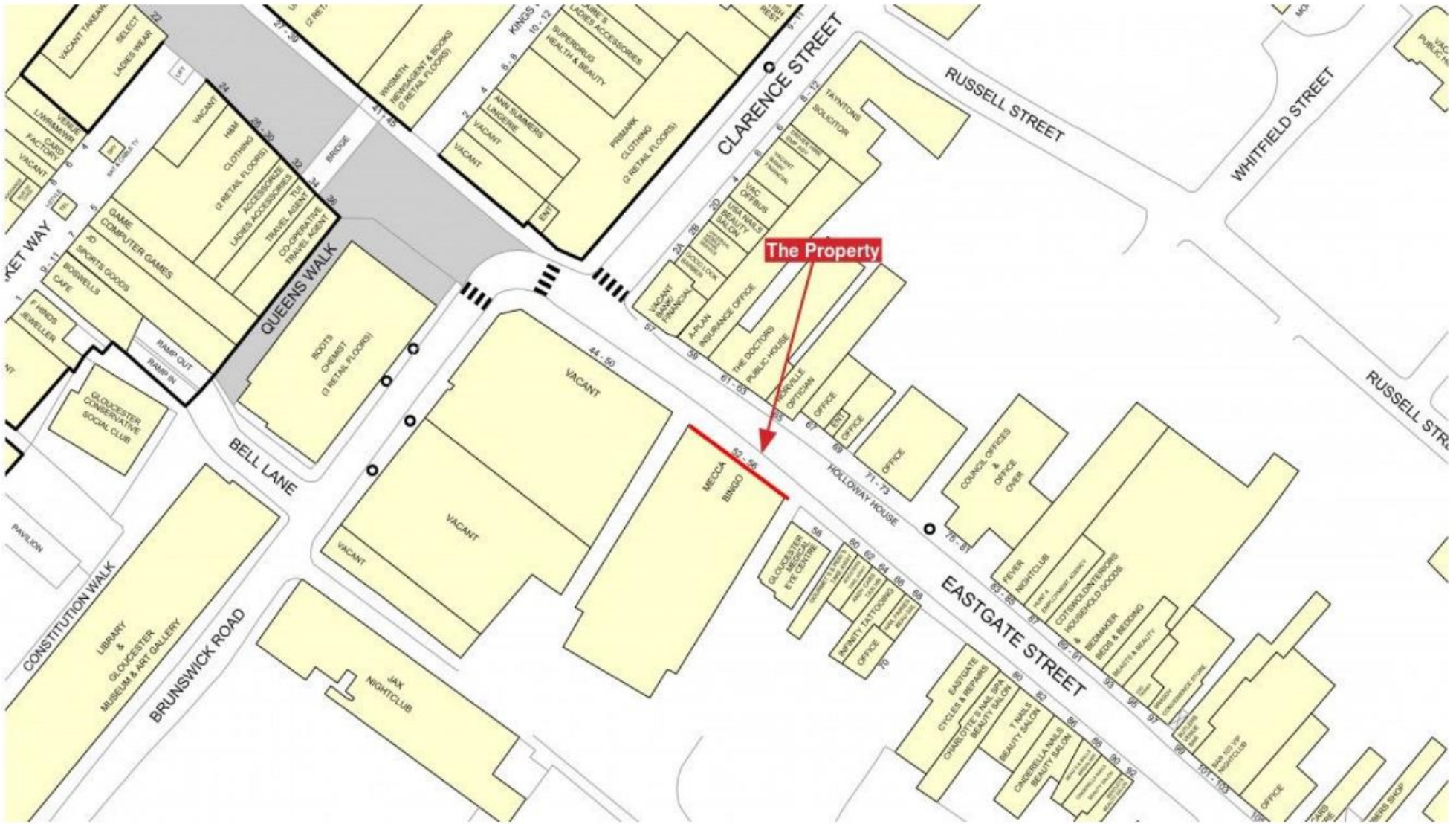
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# Request a viewing

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

## Key contacts

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