

**Restaurant, Vinings Warehouse, The Docks,  
Gloucester, GL1 2EG.**

 Retail

 Gloucester

 To Let

 383.6 m<sup>2</sup> (4,129 ft<sup>2</sup>)



**TO LET**



# Ground Floor Unit, Vinings Warehouse

**Restaurant opportunity situated on the ground floor of Vinings Warehouse in Gloucester Docks.**

**The property includes an open terrace adjacent to the main Docks Basin.**

## Location

The property is situated in Gloucester Docks, a short distance from Gloucester Quays and within 1 km from the City Centre. The Docks is an established residential, leisure and commercial area. Vinings Warehouse is located adjacent to the Main Basin and other occupiers in the vicinity include Naylor Powell Estate Agents, McColls Newsagents and Cafe Corretto.

## Description

The property comprises the ground floor of the historic Vinings Warehouse, together with the modern addition that has been constructed to the northern elevation.



Vinings Warehouse is a brick-built Grade II Listed historic dockyard warehouse that has been refurbished to provide residential flats on the five upper storeys, with commercial use on the ground floor. As part of the refurbishment programme, a modern avant-garde extension was constructed to the northern elevation of steel frame construction with external boxed cladding to the northern and eastern elevations, and with a curved glass curtain wall frontage to the western elevation. The extension has a generally flat roof.

The property has been used as a restaurant and the accommodation comprises a seating area and

bar within the extension, together with additional seating within the main building, with toilets, kitchen, office, and stores.

There is a large open terrace adjacent to the Docks Basin which is available for additional seating. A licence will need to be obtained from the Docks Management Company.

## Accommodation

(Approximate gross internal area)

### Original Building

Restaurant, toilets, office and kitchen	211.3 m <sup>2</sup>	(2,274 ft <sup>2</sup> )
Rear Store	29.3 m <sup>2</sup>	(315 ft <sup>2</sup> )

### Modern Extension

Restaurant and bar	143.1 m <sup>2</sup>	(1,540 ft <sup>2</sup> )
<b>TOTAL</b>	<b>383.6 m<sup>2</sup></b>	<b>(4,129 ft<sup>2</sup>)</b>

## Rating

The assessment appearing on the Valuation Office Agency website from April 2026 is £56,000.

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





# Ground Floor Unit, Vinings Warehouse

## Planning

The property has been used as a restaurant which falls within Class E (formerly Class A3) of the Use Classes Order 1987.

The property is part of a 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.

## Rent

£45,000 per annum exclusive.

## Energy Performance Certificate

Rating of C-51 expiring June 2034.

## Service Charge

A charge may be levied to cover the costs of upkeep and maintenance of the communal areas.

## VAT

The property is not elected for VAT purposes.

## Legal Costs

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





# Request a viewing

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

## Key contacts

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