



ALL ENQUIRIES – HOTEL WITH PLANNING FOR RESIDENTIAL DEVELOPMENT

Station Hotel, Gloucester, GL1 1DP

HOTEL WITH PLANNING FOR RESIDENTIAL DEVELOPMENT

Change of use of first and second floors from Hotel (C1 use) to an 18 bed House of Multiple Occupation (HMO) (sui generis use).

LOCATION

Station Hotel is located in Gloucester city center, which is attracting substantial investment and redevelopment with over £200 million of development currently underway.

The hotel occupies a prominent roadside location on the A430 (Bruton Way) at the entrance to Gloucester Railway Station. Immediately in front of the property is the Gloucester Transport Hub, which is the city's main bus station, and the Forum development, delivering 108,000 sq ft of Grade A offices, a four-star hotel, a 398-space car park, retail, residential, and leisure facilities.

Beyond the Transport Hub and The Forum lies Kings Square, which has been regenerated into outstanding public open space, and to the west is the former Debenhams building, which is being refurbished by the University of Gloucestershire to provide education facilities for up to 4,000 students with associated services.

The city benefits from excellent public transport services, with fast and frequent train services to major UK cities from Gloucester Station, while the adjacent Travel Hub provides bus services locally and to Cheltenham, Chepstow, Hereford, Ross-on-Wye, Tewkesbury, and Stroud. National Express coaches go to Birmingham, Bristol, and London. In 2023, the railway station had an estimated 1,454,095 passengers. The annual average daily traffic flow on Bruton Way was recorded in 2023 to be 19,174.

Roadlinks are good; M5 junction 11a is 3.5 miles to the east, junction 11 lies 5 miles north east, and junction 12 is 6 miles to the south west of the city center.

The combination of rail and bus passengers, pedestrians, and high vehicular traffic puts this property in the epicenter of the city's pedestrian footfall.

DESCRIPTION

Station Hotel is a landmark building occupying a prominent position, dominating the entrance to Gloucester Railway Station in the Kings Quarter. A purpose-built hotel constructed in 1880, this impressive Victorian building is arranged over basement, ground, first, and second floors with access points on Bruton Way and on the station approach road.

The extensive basement area provides cellars, stores, and a bar area, with a commercial kitchen, bar, and private function room located on the ground floor. The upper parts of the building provide 20 large en-suite hotel rooms arranged over the first and second floors and a separate two-bed manager apartment. The rooms are served by gas-fired central heating and hot water systems located on the first and second floors.

EXISTING ACCOMMODATION (GIA)

14,196 sqft (1,319 Sq. M)

Please see the data room for detailed proposed floor plans.

PLANNING

The property is located in the jurisdiction of Gloucester City Council. We understand that the property benefits from an established use under C1.

Planning was granted in May 2024 for *change of use of first and second floors from hotel (C1 use) to an 18-bed house of multiple occupations (HMO) (sui generis use) under ref 23/00070/FUL.*

SERVICES

The building benefits from mains electricity, gas, water and drainage. There is a central zoned fire alarm system with a touch panel for the communal areas. No tests have been carried out in this regard.

BUSINESS RATES

Rateable Value: £24,000

Rates Payable: £11,976.

Retail, Hospitality and Leisure Business Rates Relief may apply if a qualifying use of the property is recommended.

METHOD OF SALE

The property is available to let, or possibly sale. An offer deadline may be set in due course.

All enquiries either by email to dorian.wrapp@brutonknowles.co.uk or phone 07738 103935

EXISTING BLOCK PLAN

VAT

Property is not elected for VAT.

ENERGY PERFORMANCE CERTIFICATE

TBC

LEGAL

Each party is to be responsible for its own legal costs.

VIEWING & FURTHER INFORMATION

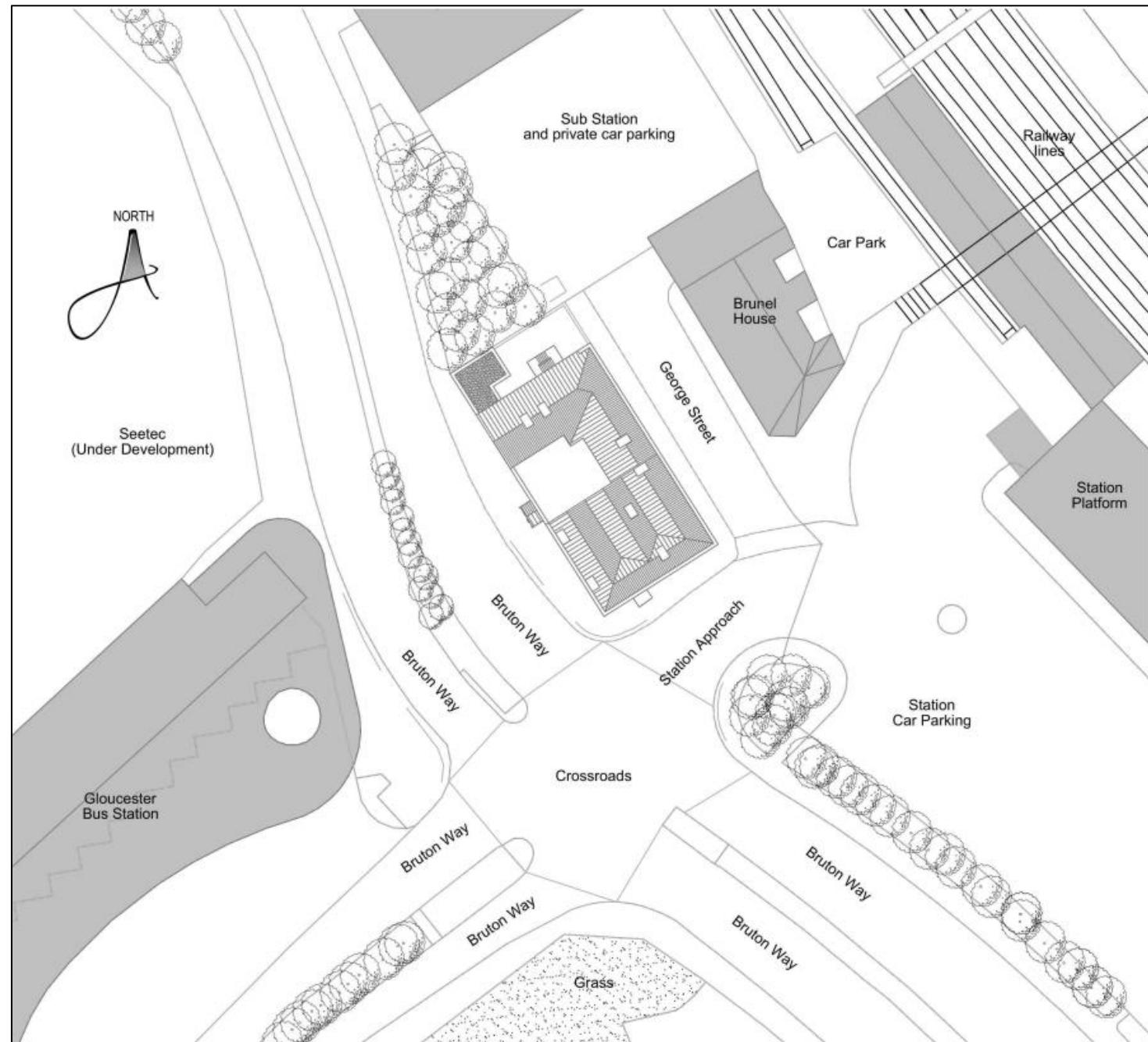
Viewings are strictly by prior arrangement. Set viewing slots will be offered to interested parties.

An online Data Room has been prepared which contains all relevant documentation to include planning documentations and technical information. Login details will be provided upon request. Please contact: phoebe.harmer@brutonknowles.co.uk for access.

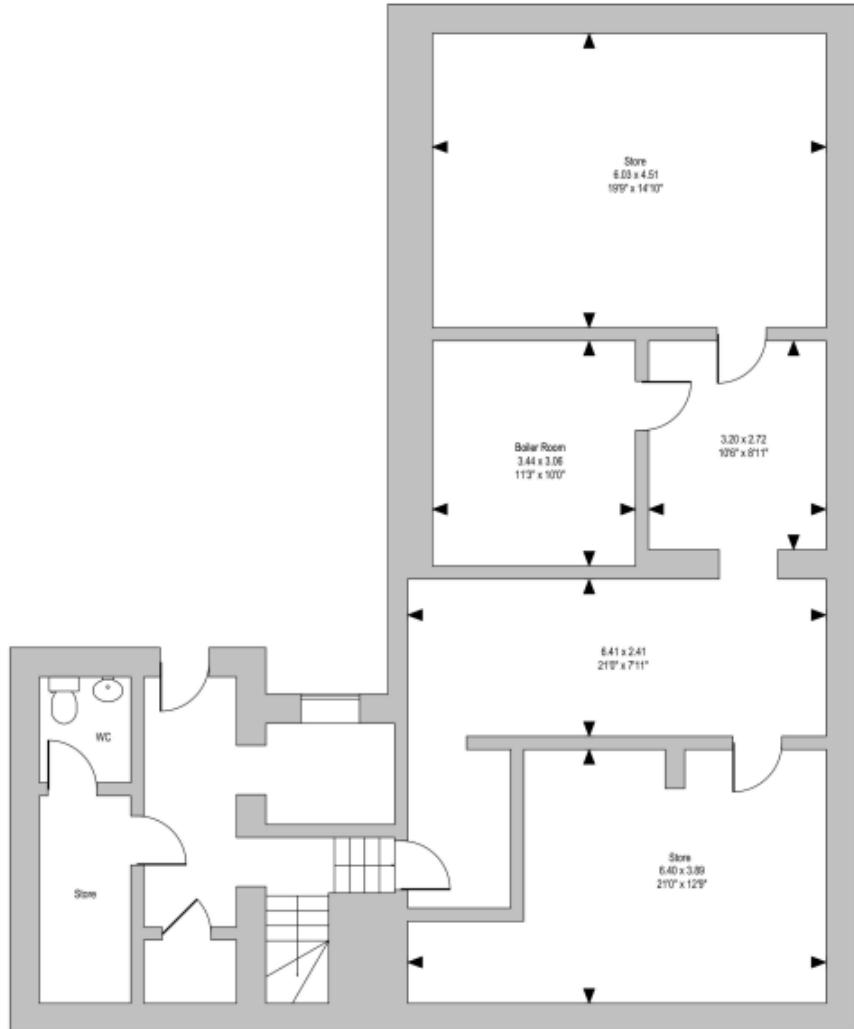
REGULATORY

Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Subject to Contract



CELLAR FLOOR PLAN

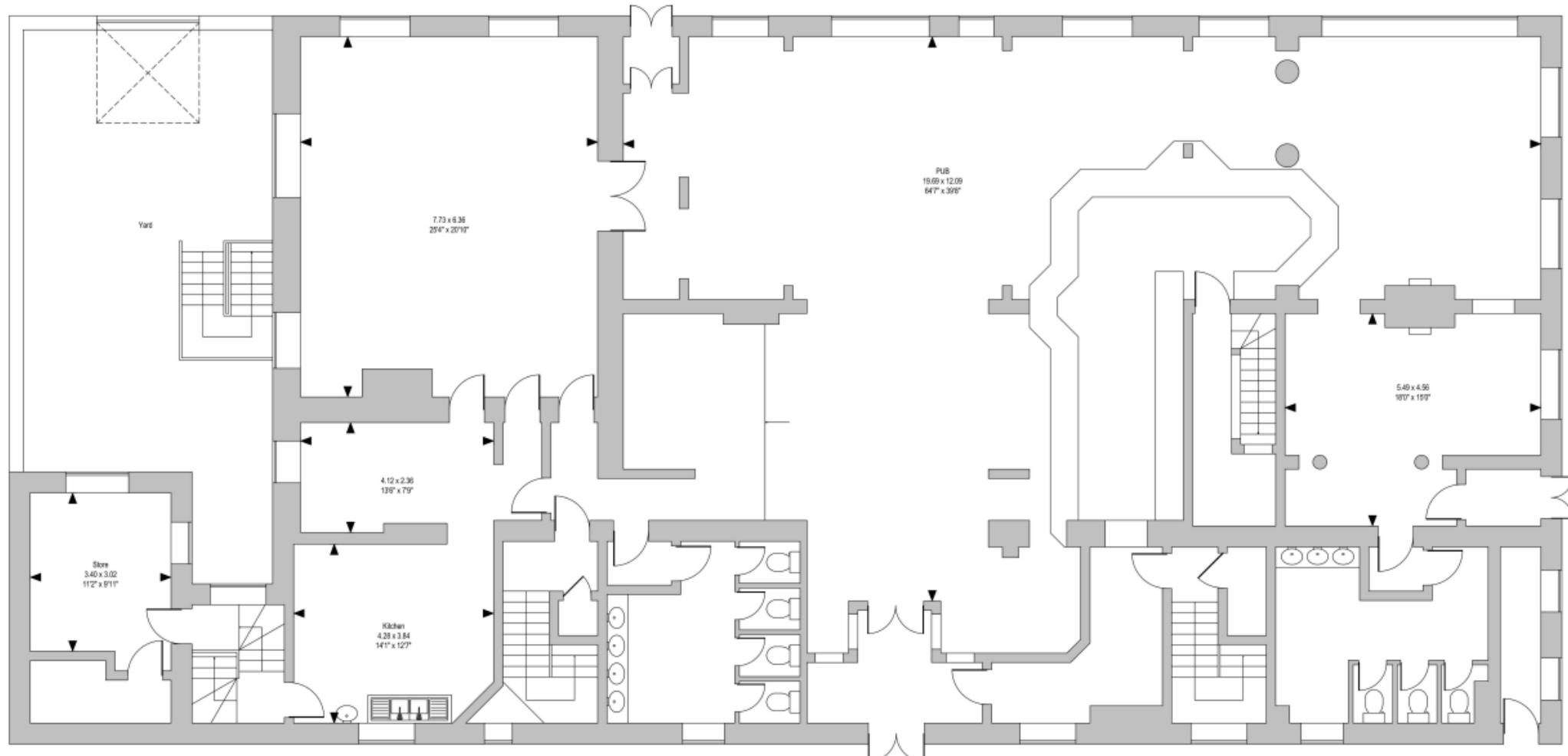


EXISTING CELLAR UNDER KITCHEN PLAN
SCALE 1:50



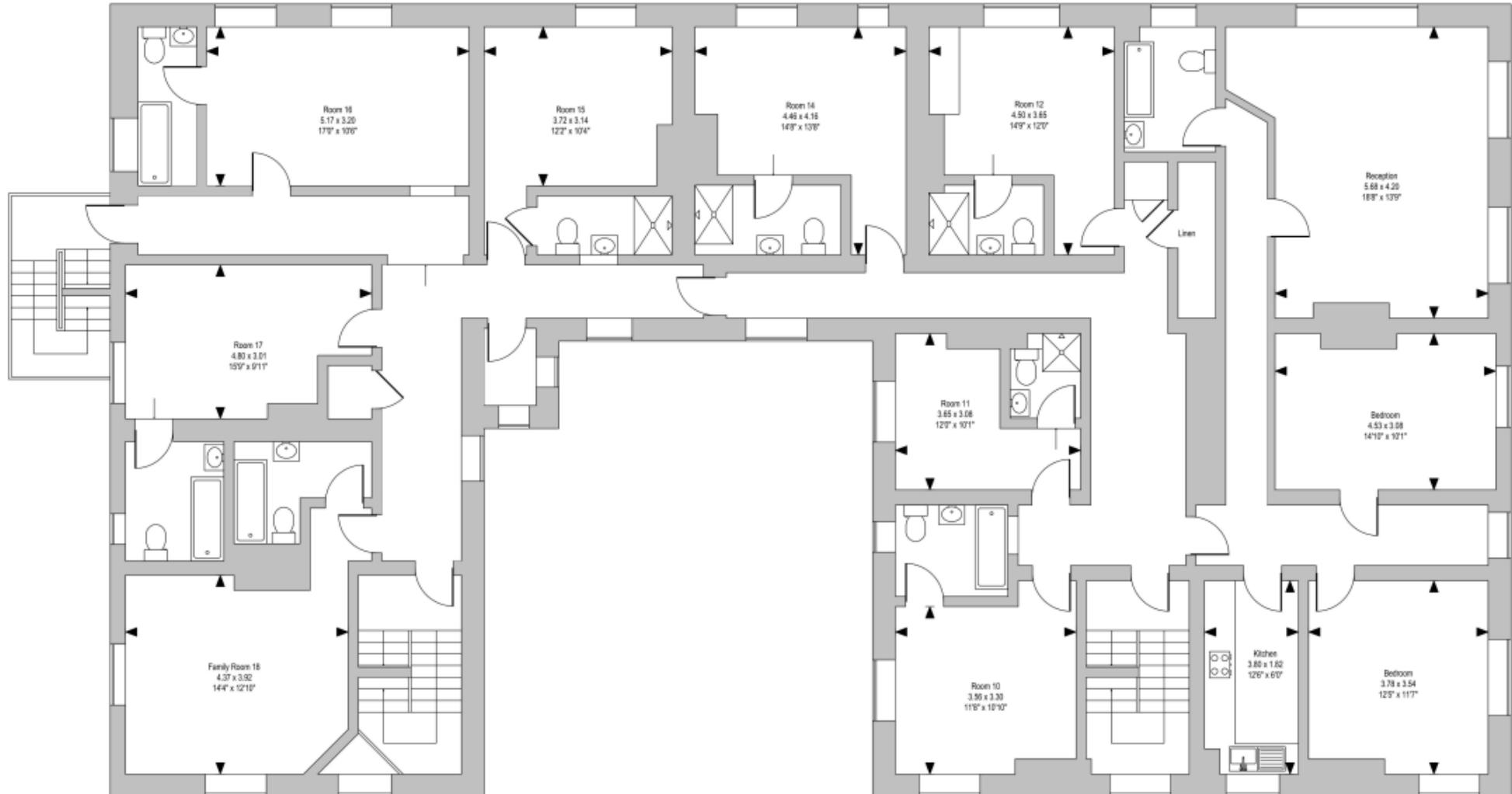
EXISTING CELLAR UNDER BAR PLAN
SCALE 1:50

GROUND FLOOR PLAN



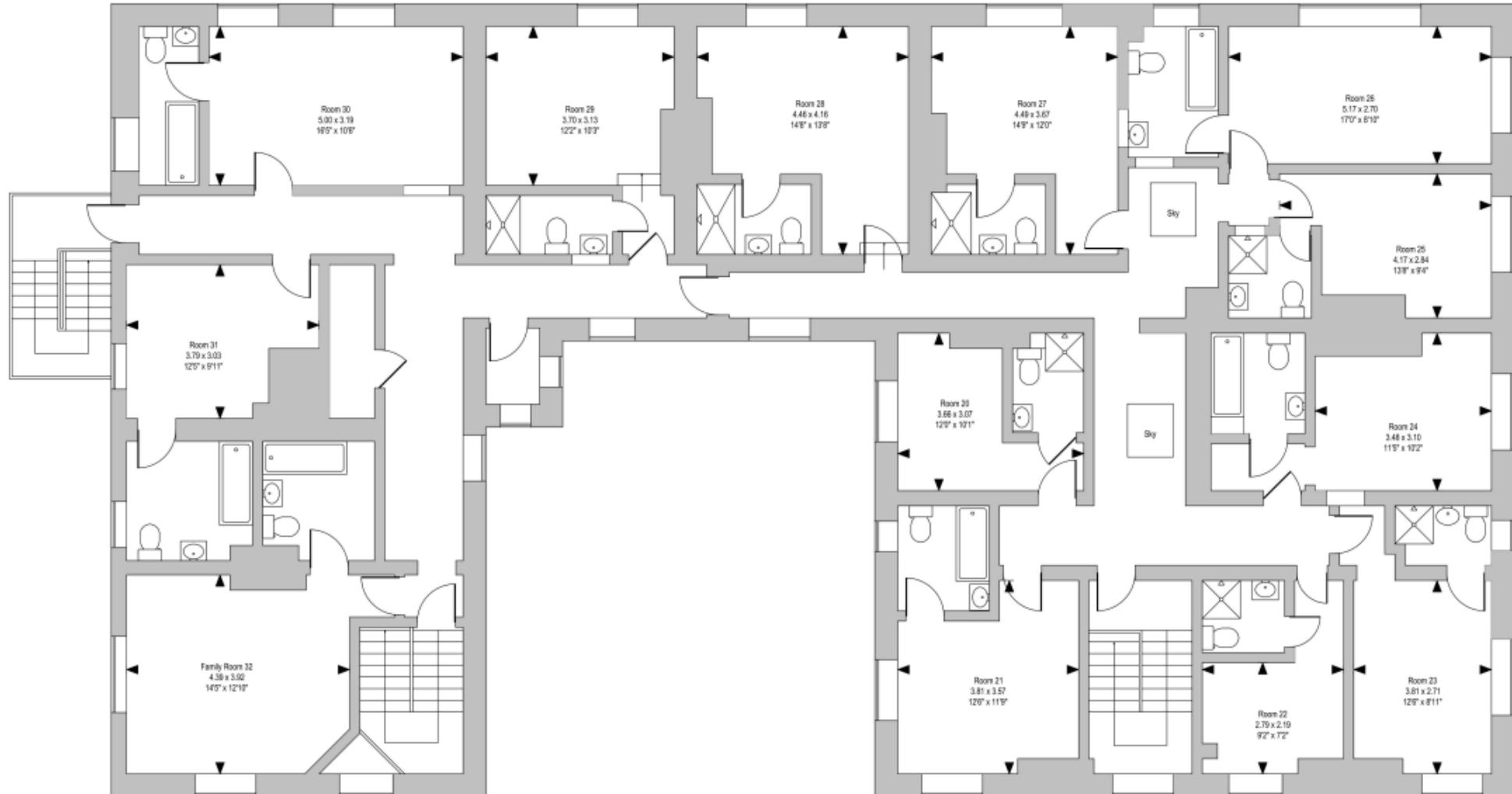
EXISTING GROUND FLOOR PLAN
SCALE 1:50

FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN
SCALE 1:50

SECOND FLOOR PLAN



EXISTING SECOND FLOOR PLAN
SCALE 1:50

New Gloucester City Campus

The Gloucester City Campus, part of Gloucestershire College, has seen substantial development in recent years as part of an effort to create a vibrant, modern educational hub in the heart of Gloucester.

Gloucester Cathedral

The Forum

Gloucester City Council and Reef developments £107m mixed use development. An integral part of the King's Quarter regeneration, which seeks to boost economic growth, improve infrastructure, and create a more attractive, pedestrian-friendly environment.

Gloucester Bus Station

The Gloucester bus station is a key hub for local and regional bus routes, linking the city to surrounding areas in Gloucestershire and beyond. Regular services connect to Cheltenham, Stroud, Tewkesbury, and Forest of Dean, as well as routes to major cities like Bristol and

Birmingham. This upgraded station enhances Gloucester's public transport network and supports the city's vision for a more efficient and environmentally friendly transit system.

Subject Property

Gloucester Train Station

Gloucester train station is a historic yet functional transport hub serving the city of Gloucester, located in Gloucestershire, England. It sits along the Cross Country Route and offers both local and long-distance connections, making it a key station for travellers heading into or out of the southwest region. Gloucester train station is undergoing a redevelopment as part of a larger initiative to improve the city's transport infrastructure and enhance connectivity with The Forum and the surrounding areas.



