

# TO LET **Landmark Established Venue**

Blackfriars, Ladybellegate St, Gloucester GL1 2HN



To Let | Code 12443

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## Overview

Upon instruction from English Heritage, Bruton Knowles are delighted to bring to the market the opportunity to secure a new lease of the North, South and East Range alongside adjoining premises at Blackfriars, Gloucester.

The venue has operated successfully to date as a wedding and events venue under the management of Gloucester City Council and is now available by way of a new lease for a term of years to be agreed.

The demise comprises the North Range, South Range and East Range buildings, together with the external courtyard areas and part of the ground floor accommodation within the adjoining council offices, including a recently refurbished bar facility.

The property presents an exciting opportunity for an operator to establish and grow a high-quality events, hospitality or multi-use venue within one of Gloucester's most distinctive historic settings. The accommodation offers flexibility for a broad range of uses, subject to the necessary consents.

Interested parties are invited to attend initial viewings, which will be held on scheduled viewing days throughout June. Formal Expressions of Interest will be sought following the viewing process.



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## Location

Blackfriars is prominently situated within Gloucester city centre, forming one of the city's most distinctive and historically significant landmarks. The property occupies a central position close to a wide range of amenities, leisure attractions and transport connections, benefiting from strong footfall and excellent accessibility.

The venue lies adjacent to the popular Gloucester Docks area and within easy reach of Gloucester Cathedral, the city's established retail and hospitality offering. The surrounding area has undergone significant regeneration in recent years, reinforcing Gloucester's position as an established regional leisure and visitor destination.

Road communications are excellent, with convenient access to the A430, A417 and A40, providing links to the M5 motorway at Junctions 11, 11A and 12. Gloucester Railway Station is located approximately 1 mile to the north-east, offering regular services to Bristol, Birmingham, Cardiff and London.

## Description

Set within one of Gloucester's most historically significant landmarks, Blackfriars Priory offers a rare opportunity to occupy and utilise an extraordinary collection of medieval spaces steeped in heritage and architectural character. The ranges form part of a Scheduled Monument and Grade I listed complex, combining centuries of history with carefully considered modern enhancements suitable for events, hospitality and cultural uses.

Adjoining the ranges, beneath the Council offices, are additional ancillary buildings which provide a

newly refurbished bar area, creating an attractive complementary space for functions and events.

### North Range

The North Range boasts truly unrivalled architectural features and provides a dramatic backdrop ideally suited to events and prestigious gatherings. The centrepiece of the space is the magnificent 65ft scissor-braced ceiling, showcasing original 13th Century oak beams gifted to the Priory by King Henry III.

Additional standout features include a striking full-height glazed wall overlooking the ancient ruins, the remains of a 16th Century first-floor fireplace, and semi-exposed medieval pillars which reinforce the remarkable historic character of the building.

### East Range

#### ***Lower East Range***

Often referred to as "The Old Kitchen", the Lower East Range is an intimate and charming space which historically served as the working kitchen for Thomas Bell's mansion during the 16th Century.

This premises has recently licensed for weddings and has character features, the remains of a 16th Century bread oven, a rare herringbone brickwork fireplace, and a beautiful ancient window which floods the room with natural light while preserving its historic ambience.

#### ***Upper East Range***

The Upper East Range continues the building's rich architectural narrative, featuring an impressive scissor-braced roof structure, fascinating historic chimney stack and exposed ancient stonework throughout. The space

offers considerable character and flexibility for a variety of uses.

### South Range

Completed circa 1239, the South Range is among the most historically important sections of the Priory and contains a medieval library formerly used by the Dominican Friars. The range retains a remarkable series of well-preserved individual study cells, offering an exceptionally rare insight into monastic life during the medieval period.

Prospective occupiers should note that the South Range is currently powered by an external supply, so use is limited. In addition, the first floor has a load-bearing capacity limited to 20 persons at any one time.

## Scheduled Ancient Monument

The premises form part of a protected Scheduled Ancient Monument. This is a national designation applied to sites of exceptional archaeological or historic importance, providing legal protection against unauthorised alteration or development. Any works affecting the fabric or character of the monument may require consent in addition to standard planning permissions, ensuring the preservation of the site for future generations.

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## Term

A new fully repairing and insuring lease (subject to a service charge) is available, for a term of years to be agreed.

## Rent

Offers invited following viewing. Offers to be submitted to agents using the expressions of interest form available upon request.

## VAT

To be confirmed.

## Planning

The property falls under Sui Generis use of the Town and Country Planning Order 1987 (as amended).

## Legal Costs

Each party to be responsible for their own legal costs incurred in relation to this transaction.

## Viewing

Viewing available by prior appointment with the sole agent, Bruton Knowles, on set viewing days to be confirmed.



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## Contact:

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**\*Indicative – formal lease plan to be provided at legal stage\*.**

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