

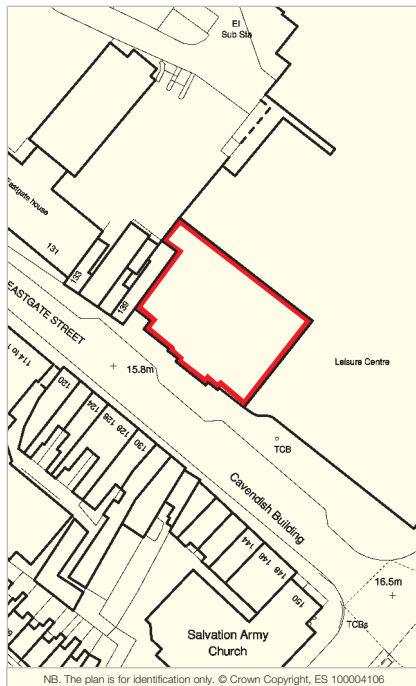
Gloucester

Liquid & Diva Nightclub

141 Eastgate Street
Gloucestershire
GL1 1QB

- **Freehold Nightclub Investment**
- Let to Ranimul 11 Ltd guaranteed by Luminar Group Ltd
- Lease expires 2049
- Large nightclub in the town centre
- Recently refurbished by the tenants
- Rent Review 2016
- Current Rent Reserved
£85,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
The cathedral city of Gloucester is located approximately 36 miles north of Bristol, 56 miles south-west of Birmingham and 13 miles west of Cheltenham. The town is situated adjacent to the M5 between Junctions 11 and 12. The A40 provides access to Cheltenham whilst the A417 provides access to Cirencester. The property is situated on the north side of Eastgate adjacent to the newly built GLI leisure centre and close to the junction with Trier Way (A430). The main town centre retail facilities are nearby to the west and occupiers close by in Eastgate Street include a number of bars and restaurants.

Description
The property is arranged on ground and one upper floor to provide a large nightclub with capacity of circa 1,200. We understand that the tenants have refurbished the premises. The ground floor comprises three bar areas, dance floor, WCs and ancillary space. The first floor comprises a further two bars, dance floor, WCs and staff accommodation. The property provides the following accommodation and dimensions:

Built Frontage	33.90 m	(111' 3")
Built Depth	40.50 m	(132' 10")
Ground Floor	855 sq m	(9,203 sq ft)
First Floor	283 sq m	(3,046 sq ft)
Total	1,138 sq m	(12,250 sq ft)

Tenancy

The entire property is at present let to RANIMUL 11 LIMITED guaranteed by Luminar Group Ltd for a term of 50 years from 8th September 1999 at a current rent of £85,000 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information

The Luminar Group Ltd is one of the largest nightclub operators across the UK with a total of 60 clubs and bars trading under the Oceana, Liquid, Envy, Lava and Ignite brands. The Group was formed in December 2011 following the acquisition of the bulk of the assets formerly held by Luminar Group Holdings plc. We understand that the new group has been financed by private equity.
Website Address: www.luminar.co.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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