

REQUEST FOR EXPRESSIONS OF INTEREST

WELL ESTABLISHED CAR BOOT / MARKET SITE

3.78 Acres (1.53 ha)

Land at Hempsted Meadow, David Hook Way Gloucester, GL2 5GA



REQUEST FOR EXPRESSIONS OF INTEREST



3.78 Acres (1.53 ha) Available at David Hook Way, GL2 5GA

OVERVIEW

Bruton Knowles have been instructed to market an exciting leasehold opportunity of a well established car boot site comprising a total of 3.78 acres (1.53 ha), in Hempsted Meadow, Gloucester.

- **3.78 Acres of Landscaped Site**
- **Excellent access to Junction 12 of M5**
- **Purpose Built Car Boot Sale Site**
- **Available to Let.**

LOCATION

The property is located approximately 1 mile to the south of Gloucester city centre, on the Northside of Secunda Way, the A430. The site comprises a 1.53ha (3.78 acres) of landscaped site laid out to provide hard standings and roadways for car parking and stallholders within a landscaped park comprising 2.10 hectares or 5.20 acres of landscaped grounds.

The area to the immediate north is largely industrial in nature, with the Gloucester canal and commercial buildings around Bristol Road setting an urban flavour. To the south and immediately surrounding the property, the setting is rural and belies its city fringe location. The property is set within mature tree planting, which softens the hard landscaping and provides a buffer to the busy road network which abuts it.

The location offers excellent access with Junction 12, M5 within 3 miles easy access and the A430 providing access to the local road network around the city and A40.

SITE DESCRIPTION

The site comprises a purpose-built car boot sales site layout out to paved hard standing and a compacted gravel car park, set within mature landscaped grounds. Access to the site is directly from Secunda Way, A430, via a private, paved road shared with Gloucester Rowing Club who have a clubhouse within the same curtilage.

The total site area is calculated to be 15,368 sq metres, which equates to 1.53 hectares or 3.78 acres. Of the paved and gravelled areas comprise approximately 1.10 ha or 2.71 acres (11,005 sq metres).

PLANNING

An application for development related to car boot sales and parking was approved in 2007 under reference 07/00442/COU.

Proposal: *Development for open market, car boot sale, occasional caravan and camping car parking.*

PARKING

Interested parties must include a parking management plan in line with the planning conditions relating to the site. Planning documents can be found in the data pack.

PROPOSED TERMS

The site is offered by way of new minimum fifteen-year term excluded from sections 24-28 of the Landlord and Tenant Act 1954.

Guide rent: £145,000 per annum exclusive.

SERVICE CHARGE:

The Tenant will contribute a fair and reasonable contribution towards the Estate Charge based on the gross external area. The service charge will be fully compatible with the RICS Professional Statement Service Charges in Commercial Property, 1st Edition.

SERVICES

We assume that the site is connected to mains electricity and water, however, have not carried out any tests in this regard.

ENVIRONMENTAL ISSUES

We are advised that the northeast boundary of the estate is subject to high risk of flooding under flood zone 3.

VAT

VAT not applicable

LEGAL INFORMATION

The site is offered leasehold with Vacant Possession.

VIEWINGS

Viewings are strictly by appointment only via Bruton Knowles on set viewing days.

DATA ROOM

A 'Data Room' has been prepared that provides detailed information on the site. Access is provided upon request. Please email **Phoebe Harmer**: phoebe.harmer@brutonknowles.co.uk

METHOD OF SALE

The site is offered for lease by way of Informal Tender. Unconditional offers are invited. Bids should be in accordance with the 'Offer Form' contained within the Data Room and are to be submitted to **Dorian Wragg**: dorian.wragg@brutonknowles.co.uk

EXPRESSIONS OF INTEREST

Expressions of interest requested to be submitted to Bruton Knowles, in writing, by 6th December 2024.

The application should include:

1. Summary of experience of managing similar enterprises.
2. 3 years trading accounts (if applicable)
3. High level business plan showing how you intend to manage and further grow the use and profitability of the enterprise. Your submission should include the following:
 - Methodology for controlling vehicle weights to mitigate damage to the estate roads.
 - Access control and trespass prevention measures.
 - Marshalling proposal on days that the market is operating.
 - A methodology for managing access and markets when the site is waterlogged or flooded.
 - Site surface management of the car park and sales hardstanding areas.
 - Waste management plan.
 - Proposals for the provision of toilets and other essential site services.
 - A complaint handling protocol.
 - On-site generator or energy generation proposals.
 - Site management statement including working alongside other users of the estate including the City Council, and Gloucester Rowing Club
 - How users intend to comply with traffic management planning conditions
 - Relevant details to secure online booking system for traders.
 - Evidence of consultation with local residents.

Important Notice: Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.





Plan is for indicative purposes only.

LEASE TERM PROPOSAL

Term:	Fifteen years from the Lease Completion Date
Guide Rent:	Guide £145,000 per annum exclusive.
Lease:	A new, 1954 L&T Act lease excluded from the provisions of S.24- S.28.
Break Options:	Mutual Break Options at Years Five and Ten of the Term subject to six months written notice on the other party. Time to be of the Essence. The break option from the tenant's perspective will be conditional upon Rent being paid up to and including the break date.
Use:	Car boot and market. Unauthorised change of use is prohibited. Other event proposals will be considered but may be subject to separate licensing.
Operating Times:	The site shall not operate between December and March (subject to negotiation and relevant site improvement works). Outside of this restriction the tenant may use the site seven days a week between the hours of 7.30 am and 6.00pm.
Service Charges:	The Tenant will contribute a fair and reasonable contribution towards the Estate Charge based on the gross external area. The service charge will be fully compatible with the RICS Professional Statement Service Charges in Commercial Property, 1 st Edition.
Repairs:	The property is to be let of fully repairing and insuring terms.
Car Parking:	The tenant will only allow vehicles to park either within the market site (vendors) or within the car park area (customers) at no other place within the Estate other than designated shared car park areas). It is prohibited to allow any vehicles to park on the Estate roads, verges or landscaped areas, or on areas demised to other occupiers of the Estate. Any interested party is urged to read car parking provisions highlighted in the sites planning conditions.

CONTACT

Olympus House,
Olympus Park, Quedgeley, Gloucester,
GL2 4NF

Dorian Wragg MRICS RPR FNARA
07738 103935
dorian.wragg@brutonknowles.co.uk

Phoebe Harmer BSc (Hons)
07516 507939
phoebe.harmer@brutonknowles.co.uk

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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 residential 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.