

FOR SALE

City Centre Investment Opportunity with Refurbishment Potential
Gloucester Post Office, 28 Kings Square, Gloucester, GL1 1AD



- New Lease to the Post Office
- Vacant Upper Floor Offices
- Conversion Potential (STP)
- Part of a Major Regeneration Area

For Sale | Code 12305

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FOR SALE Landmark City Centre Building

Gloucester Post Office, 28 Kings Square, Gloucester, GL1 1AD



Location

Gloucester is a historic cathedral City in the southwest of England, situated on the eastern bank of the River Severn. It serves as the county town of Gloucestershire. The City is known for its stunning Gloucester Cathedral, vibrant cultural scene, and proximity to the Cotswolds. Its economy blends traditional industries with modern sectors including aerospace, digital, and retail. The estimated population of Gloucester is 171,015.

The subject property is situated in the heart of Gloucester at Kings Square, which offers a commanding position within the city's central business district. Overlooking the newly refurbished public square and forming part of the vibrant Kings Walk estate, this location provides a dynamic mix of retail, office, and hospitality occupiers including Primark, Costa, Tesco, Subway, WHSmith, Iceland, and River Island.

Transport & Connectivity

- Gloucester Railway Station: a 4-minute walk from Kings Square with direct national services.
- Gloucester Bus Station: at the Gloucester Transport Hub opposite the railway station.
- M5 Motorway – Junction 11: easily accessible via the A40, providing fast links to the Midlands, Southwest, and beyond.

Regeneration Area

- **Kings Square** is central to Gloucester's ongoing regeneration, including the King's Quarter redevelopment.
- **The Forum** is a major £107 million mixed-use development of 135,000 sq.ft of Grade A office space, the new Hotel Indigo, retail and leisure units.
- **Public Realm** improvements were completed recently and the square now provides markets, cinema and music events.
- **Gloucestershire University City Campus** the former Debenhams department store has been converted – opened 18th August 2025.



FOR SALE Upper Floor Conversion Potential (subject to planning)

Gloucester Post Office, 28 Kings Square, Gloucester, GL1 1AD



A unique opportunity to acquire a landmark building in Gloucester City Centre, which benefits from a new occupational lease to the ground floor and vacant upper floor offices have potential for refurbishment or alternative uses*.

Description

The property comprises a substantial commercial retail and office premises which is occupied on the ground floor by the Post Office. Upper floors are vacant and have been unused for many years. These floors are accessed by a separate entrance, stair core and benefit from a fire escape from the uppers to the rear. The building benefits from a rear service area for deliveries, bin storage and with employee car parking.

The Gloucester Post Office building was opened in 1934 and was purpose built, designed by Henry E. Seccombe of H.M. Office of Works, London. The building is three storeys high (with basement below), made mainly of brick and stone with concrete floors and beams, the front is faced with Portland stone, the roof is made of slate and asphalt.

Interested parties are encouraged to view fully as there is some disrepair to the upper floors and capital expenditure will be required to refurbish them or convert them.

Accommodation (Approx.)

	Sq ft	Sq m
Basement (Post Office Demise - GIA)	562	52.20
Ground Floor (Post Office Demise - NIA)	4,382	407.10
Ground Floor Entrance (Vacant - GIA)	197	18.29
First Floor (Vacant - GIA)	2,632	244.5
Second Floor (Vacant - GIA)	2,154	200.11

The above NIA lease demise area is based on vendor verified floor areas. The Gross Internal Area (GIA) of other areas is based on agent taken laser measurements. The table excludes external covered structures and lean-to buildings.

The Gross Internal Area (GIA) of the building is estimated to be 1035.88m2 (11,150 sq.ft).

Business Rates

The Valuation Office Agency portal confirms:

- Ground Floor - Current rateable value £46,000.
- Upper Floors - Current rateable value £17,000.

Services

The property benefits from a wet central heating system with modern gas fired boiler (see info pack). The ground floor also benefits from air conditioning. Purchasers are to undertake their own investigations in this regard. No tests have been carried out to verify the information.

Tenure & Occupation

The property is offered Freehold subject to the occupational lease. The ground floor has been in continued occupation by the Post Office with the last lease commencing in 2006. This has been subject to a recent renewal for a new lease to Post Office Limited on the following terms:

- Passing Rent: £33,185 per annum (quarterly in advance). The rent equates to £7.57 per square foot (disregarding the basement space).
- Term: 5 years with a 3-year break (6 months' notice).
- Landlord and Tenant Act 1954 – Inside the Act.
- Repairs – Internally Repairing & Insuring
- Service Charge: Fair proportion of maintenance £1,920pa

Note: The Post Office Limited signed a new lease on 29th August 2025.

Planning*

We are advised that the property benefits from continued use on the ground floor as 'retail and ancillary space' (now Class E). The uppers (formerly B1 offices) will also now fall under Class E. Purchasers are to verify the planning use and make their own investigations with the Local Planning Authority.

The property may benefit from Permitted change of use within Class E and to other uses. The upper floors may also have

conversion potential to residential under Class MA (prior approval). Whilst the building is not Grade II Listed, the property is located within the City Centre Conservation Area. It is identified in the statement as a Positive building – 'Unlisted buildings of merit/NDHAs'. The statement confirms under 'Management Proposal 10: The conversion of upper storeys from commercial use to high quality residential will be encouraged where proposals retain an active street frontage'. The adopted Local Plan further comments 'These vacant floors represent an opportunity for conversion to active uses including residential and office repopulating the city centre'. The above is subject to planning. Please consult your planning advisor in this regard to verify conversion prospects.

Guide Price

Offers in excess of £650,000. The property is offered For Sale by Private Treaty however we reserve the right to set a 'best and finals' offer deadline in due course. The guide price reflects £58.30 per square foot capital value.

VAT

The property is not elected for VAT on the sale price.

Legal

Each party is to incur their own legal fees.

EPC

EPC Band – D. Display Energy Certificate Band – E.

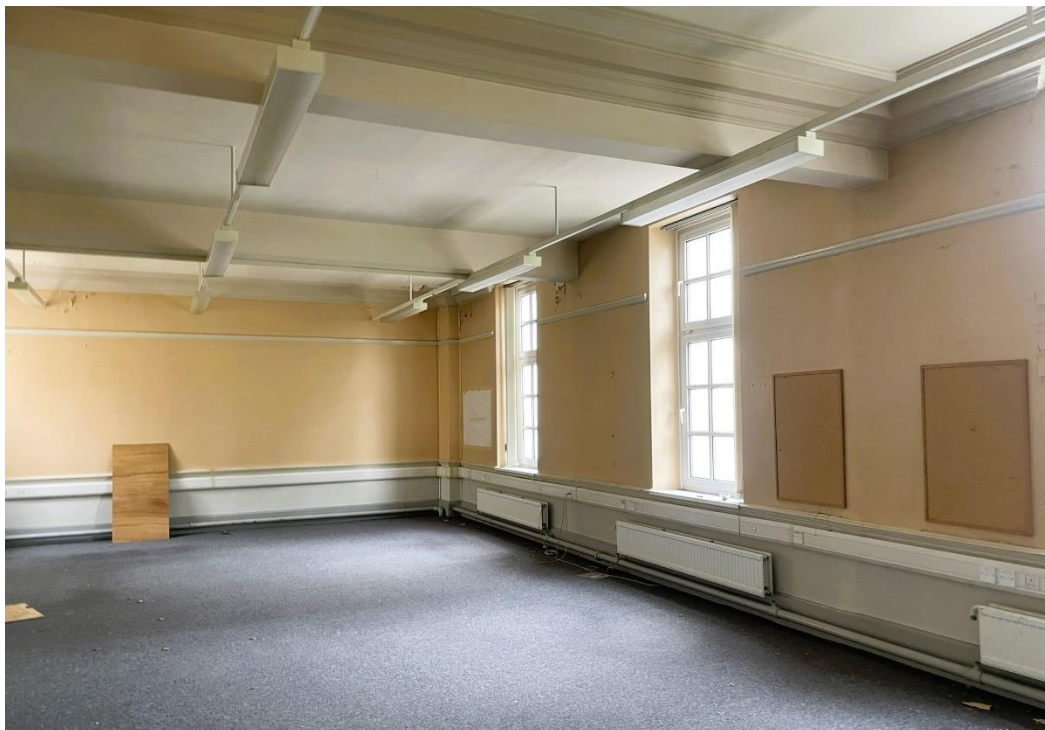
Viewing

Viewing is by appointment only with the sole selling agents. Public areas of the building can be inspected during opening hours. Set viewings days will be provided for the Upper floors.

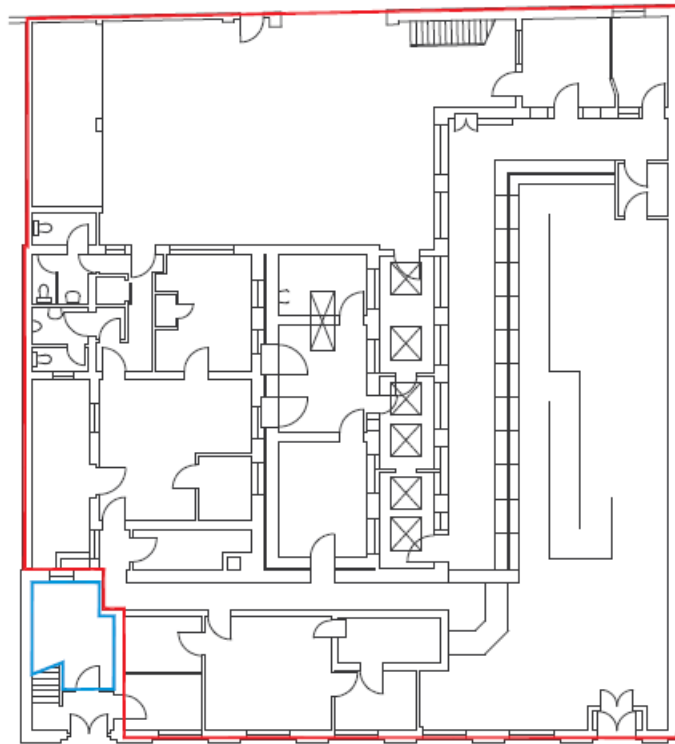
Information Pack

An Information Pack containing a copy of the lease, title information, building information, certification and reports is available upon request. Upper Floors [Video Tour Link](#). Please view before arranging an inspection.

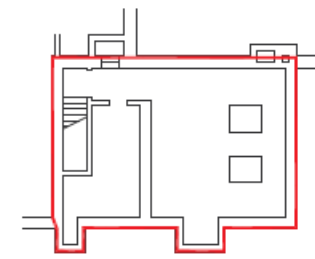
Subject to Contract – September 2025



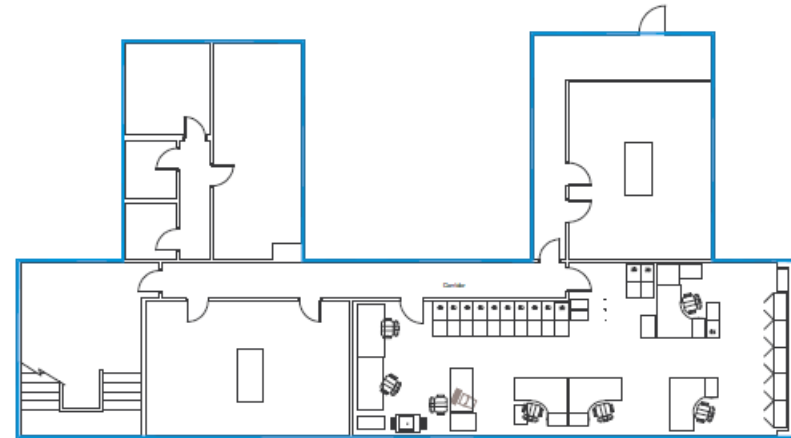
Floor Plans



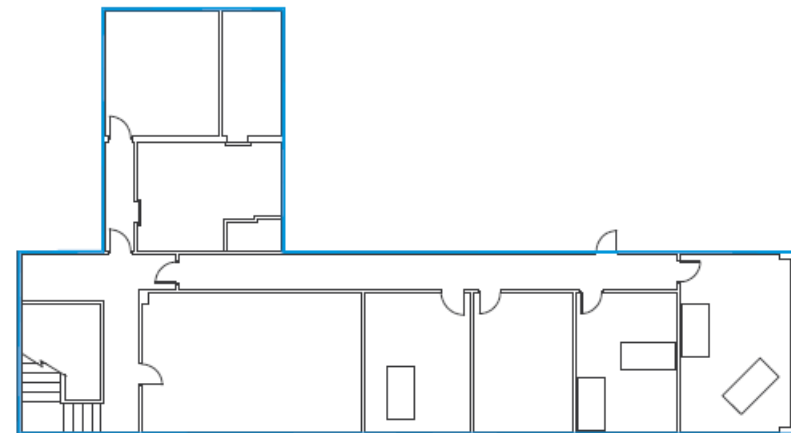
SITE PLAN & GROUND FLOOR



BASEMENT



FIRST FLOOR



SECOND FLOOR



The Kings Quarter Redevelopment
& The Forum Development

Gloucester Railway
& Bus Station

HM Land
Registry

Former Wilko
Scheme

2025 University of
Gloucestershire City Campus

Kings Square
Public Realm

Iceland and
Other Retailers

Subject
Property

FOR SALE **A unique investment opportunity.**

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The property is being sold on behalf of
TT Group



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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 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.

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