

Lot 20, 1 & 2 Regent Street, Cheltenham,

Gloucestershire GL50 1HN

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Leisure Investment

- Entirely let to Stonegate Pub Company until July 2031 (no breaks)
- Two adjoining substantial nightclubs/bars t/a MooMoo Clubrooms and PopWorld
- Total nightclub floor area of approx. 9,983 sq. ft.
- Includes secure yard, two garages with front loading and parking
- In the same ownership for over 45 years
- Central location in historic and popular Spa Town
- Situated directly opposite Regent Arcade and its 523 space car park

Lot

20

Auction

18th September 2025

Rent

£112,000 per Annum Exclusive

Status

Available

Sector

Leisure

Auction Venue

Live Streamed Auction

Location

Miles

8 miles north-east of Gloucester, 35 miles north east of Bristol

Roads

M5, A40, A4019

Rail

Cheltenham Spa Railway Station

Air

Bristol Airport, Birmingham Airport

Situation

Cheltenham is a large and historic Spa Town on the edge of the Cotswolds approximately 8 miles north east of Gloucester and 35 miles north east of Bristol. The property is well positioned in the heart of Cheltenham's busy and attractive centre. The property is situated on the south side of Regent Street, directly opposite the Regent Arcade and its 523 space car park. Nearby occupiers include Decathlon, Everyman Cinema, HMV, Pandora, Schuh, River Island and Hobbs.

Tenure

Freehold.

Description

The property comprises two adjoining nightclubs together with a secure yard and two garages.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Address	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
1 Regent Street	Nightclub	651.30	(7,010)	STONEGATE PUB COMPANY LIMITED t/a MooMoo Clubrooms (1)	15 years from 28/07/2016 until 27/07/2031	£62,500	28/07/2021 28/07/2026
2 Regent Street	Nightclub	276.20	(2,973)	STONEGATE PUB COMPANY LIMITED t/a Popworld (1)	15 years from 28/07/2016 until 27/07/2031	£37,500	28/07/2021 28/07/2026
Garage 1 and 2	Storage	107.00	(1,151)	STONEGATE PUB COMPANY LIMITED (1)	A term of years until 27/07/2031	£12,000	-
Total		1,034.50	(11,134)			£112,000	

(1) Following the acquisition of EI Group, Stonegate Pub Company is now the largest pub company in Britain with over 4,500 sites. The company operates traditional pubs in both high street and suburban locations, as well as leading branded bars including Slug & Lettuce, Yates, Walk about and Be At One (www.stonegategroup.co.uk).

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Contacts

Acuitus

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Seller's Solicitors

HCR Legal LLP
Ellenborough House Wellington Street
Cheltenham
Gloucestershire
GL50 1YD

Ben Thomas
+44 1242 248 586
bthomas@hcrclaw.com

Lucy Carrington
+44 1242 211 651
lcarrington@hcrclaw.com

Associate Auctioneers



KBW Property Consultants
7 Imperial Square
Cheltenham
Gloucestershire
GL50 1QB

Richard Knightley
01242 244 744
richard.knightley@kbw.co.uk

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