

Fullers Court, Westgate Street / Lower Quay Street, Gloucester

Address	Use	Tenant	Area (Sq Ft)	Lease Start	Lease Expiry	Break Option	Rent Review	Rent Per Annum	Comments
Shop 1, Fullers Court, 129 Westgate Street	Commercial	The Best Connection Group Limited	1,991	19/12/2024	18/12/2034	19/12/2029	19/12/2029	£19,500	<ul style="list-style-type: none"> Tenant has been in occupation since 2014 Tenant benefits from four allocated car parking spaces
Shops 2&3, Fullers Court, 131-133 Westgate Street	Retail	Bodypower Sports Limited (t/a Fitness Superstore)	6,903	20/08/2025	19/08/2030	19/08/2027 & 19/08/2028	N/A	£55,000	<ul style="list-style-type: none"> Tenant has been in occupation since 2008 and renewed their lease in August 2025. Rent increased from £52,000 per annum. Tenant break option on 19/08/2027 subject to a penalty of £16,500 + VAT if exercised Tenant benefits from seven allocated car parking spaces £3,000 rent deposit held by Landlord
Suite 1, 40 Lower Quay Street	Retail	Munchkin's Baby Shop CIC	1,672	01/07/2026	30/06/2031	01/07/2029	01/07/2029	£15,000	<ul style="list-style-type: none"> New Letting Stepped rent: £4,800pa to 30th Sept 2026, £9,600pa to 31st March 2027 and £15,000pa from 1st April 2027 onwards. Vendor will top-up the income to £15,000pa Tenant benefits from three allocated car parking spaces
Suite 2, 39 Lower Quay Street	Retail	Damai Studios Limited	863	05/02/2026	04/02/2031	05/02/2028	N/A	£9,000	<ul style="list-style-type: none"> New Letting Lease personally guaranteed by Onero Stewart and £2,700 rent deposit held by Landlord Lease outside 1954 Act protection Tenant benefits from two allocated car parking spaces
Suite 3, 38 Lower Quay Street	Retail	Murdock and Wasley Estate Agents Limited	824	09/02/2022	08/02/2027	N/A	N/A	£8,500	<ul style="list-style-type: none"> Lease subject to Schedule of Condition February 2025 break option not exercised by tenant Lease personally guaranteed by Luke Murdock and Matthew Wasley Lease outside 1954 Act protection Tenant benefits from two allocated car parking spaces
Suite 4, 37 Lower Quay Street	Retail	Jodie Stinchcombe (t/a Quay Yoga)	902	29/09/2021	28/09/2026	N/A	N/A	£7,500	<ul style="list-style-type: none"> Lease subject to Schedule of Condition Tenant has been in occupation since 2016 Tenant benefits from two allocated car parking spaces
First and Second Floors	Residential	Anchor Housing Association		18/06/1985	17/06/2084	N/A	N/A	£0	
Total			13,155					£114,500	