





38 London Road, Gloucester

Commercial/Residential Investment comprising a retail unit and 3-bedroom flat. Potential to reconfigure the upper floors.

Location

Gloucester is the commercial and administrative hub of Gloucestershire, with a resident population of approximately 132,416 (2021 Census). The city lies 9 miles west of Cheltenham, 35 miles north of Bristol, 55 miles south of Birmingham, and 100 miles west of London. It has excellent motorway connectivity, with access via Junctions 11, 11A and 12 of the M5, and Junction 15 of the M4 at Swindon, linked by the A417/A419 trunk road.

The property is situated in a prominent position on the London Road in a mixed residential and commercial area, within walking distance from Gloucester Railway Station, and the town centre. Neighbouring occupiers include a Tesco Convenience Store and range of local retailers.

Description

The property is an end terrace building fronting the London Road and is of brick construction under a pitched tiled roof. The front section is three floors and there is a two-storey extension to the rear.

The accommodation includes a self-contained retail unit on the ground floor with fully glazed frontage and a 3-bedroom flat above. Access is provided to the upper floors from the rear.

Accommodation

(Approximate net internal area)

Ground floor	68.46 m ²	(737 ft ²)
First & Second Floors	102.36 m ²	(1,098 ft ²)
Total	170.82 m²	(1,835 ft²)

Rating

The Rateable Value appearing on the Valuation Office Agency website is £8,100. Prospective occupiers are advised to make their own enquiries to establish any transitional relief that may be applicable.

The flat falls within Band A for Council Tax purposes.

Planning

Retail and residential within Classes E and C3 of the Use Classes Order 1987.

The property is not Listed but falls within a Conservation Area.

Tenancies

The ground floor is let to JD Romfalvi for a term of five years from 1st July 2022 to 1st July 2027, at a rent of £800 per calendar month (£9,600 per annum), for use as a hair and beauty salon.

The lease is on full repairing terms as to the interior, with the tenant responsible for internal repair and decoration, the shop front, windows, door and signage, together with a contribution towards the landlord's buildings insurance. It includes a tenant-only break option on 1st July 2025, and the lease is contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954.

The flat is let on an Assured Shorthold Tenancy at a rent of £700 per month (£8,400 per annum).

The total current income is **£18,000 per annum**.





38 London Road, Gloucester

Terms

The property is offered freehold subject to the occupational tenancies in place.

Price

£350,000.

Money Laundering

The purchaser will be required to provide information to satisfy AML requirements.

VAT

The property is not elected for VAT.

EPC

The shop has an EPC Rating of C-73, and the flat has a Rating of E-54.

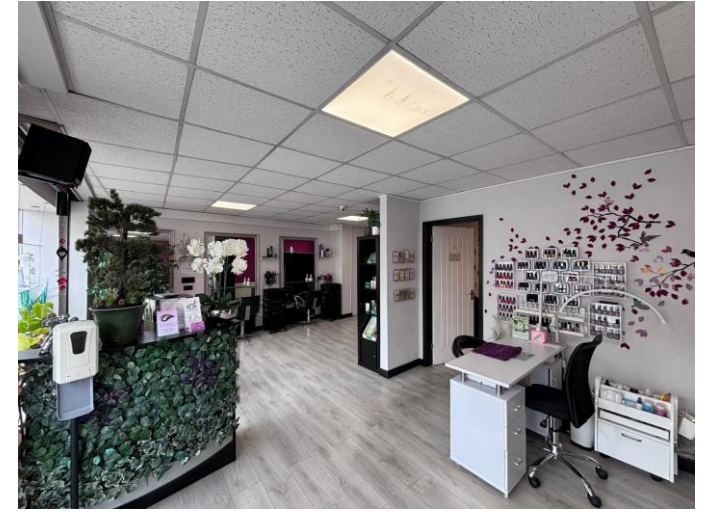
Legal Costs

Each party to bear their own legal costs incurred in the transaction.





38 London Road, Gloucester





Request a viewing

For further information or to request a viewing, please get in touch

Key contacts

Simon McKeag BSc (Hons) MRICS

 simon@ashproperty.co.uk

 07737 691453

Ollie Hambling

 ollie@ashproperty.co.uk

 01452 300433

www.ashproperty.co.uk

ASH is the trading name of ASH & Co CS LLP, registered in England and Wales under the number OC326084
Registered Office: 3 Pullman Court, Great Western Road, Gloucester GL1 3ND VAT No: 484 9406 09 Regulated by RICS

ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that:

1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;

2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;

3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;

4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and

5. the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

Code of Practice for Commercial Leases in England and Wales

You should be aware that the Code of practice on commercial leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations.

Money Laundering Regulations 2017

We are required by HMRC to conduct anti-money laundering checks on all parties with an interest in the property and accordingly we will require forms of identification in due course.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of ASH Chartered Surveyors and accordingly, we recommend you obtain advice from a specialist source.

