





# 40b London Road, Gloucester

**Commercial Investment opportunity with potential to convert the upper floors to residential, subject to planning.**

## Location

Gloucester serves as 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 benefits from 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 occupies a prominent corner position at the junction of London Road and Claremont Road, one of the principal approaches to Gloucester Royal Hospital. The City Centre lies within half a mile, and the property has good access to the ring road and Junction 11 of the M5 Motorway.

## Description

The property comprises an imposing Victorian building over three storeys and is of brick construction under a tiled roof. The ground floor has 2 entrances off Claremont Road and includes the main retail area, 3 offices and a kitchen and WC facilities including a disabled WC.

The first and second floors are self-contained also with access off Claremont Road. The accommodation comprises a range of cellular offices and kitchenette and WC facilities are also provided. In general, the property has painted plastered ceilings and walls, a combination of LED, Category II and strip lighting and carpet and lino floor coverings.

The property does not have allocated parking but on street parking is available in the immediate area.

## Accommodation

(Approximate net internal areas)

Ground Floor	80.62 m2	(867 ft2)
First floor	63.32 m2	(682 ft2)
Second floor	40.15 m2	(432 ft2)
<b>Total</b>	<b>183.09 m2</b>	<b>(1,971 ft2)</b>

## Rates

The Rateable Values appearing on the Valuation Office Agency website are:

Ground	£7,600
First and Second	£5,700

## Planning

A barber shop and offices within Class E. The property is not listed but does lie within a Conservation Area.

## EPC

The property has a Rating of D-84. The EPC has expired and a new one is being prepared.

## Tenancies

The ground floor is let to Premier Barbers Ltd on a 5-year lease to expire 18<sup>th</sup> March 2030 at a rent of £12,000 per annum, on a full repairing and insuring basis via a service charge contribution. The lease includes a rent review on the 3<sup>rd</sup> anniversary of the term. The lease is excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954, Part II.

The tenant occupying the upper floors will vacate upon lease expiry in May 2026.





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## Terms

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

The offices on the upper floors are available to let on a new effectively full repairing and insuring lease, via a service charge contribution for a term to be agreed. Further information is available upon request.

## Price

£325,000.

## Money Laundering

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

## VAT

The property is not elected for VAT.

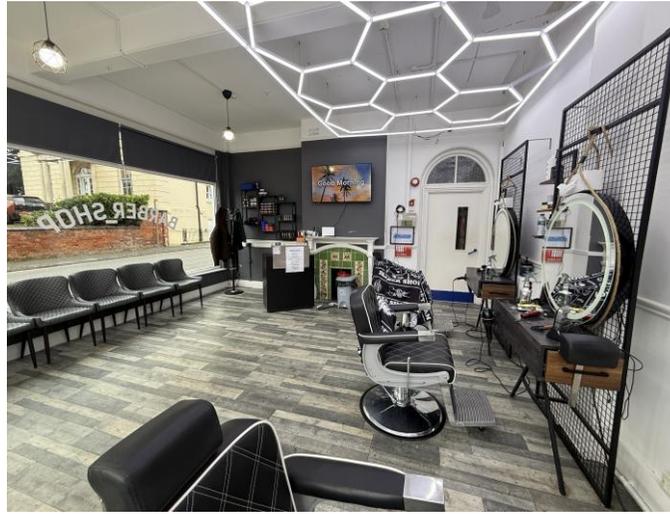
## Legal Costs

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





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# Request a viewing

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

## Key contacts

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