





135 Barton Street, Gloucester

Three storey Investment opportunity in Barton and Tredworth. Accommodation includes a retail unit and, 2 x two bedroom flats.

Location

Gloucester is located approximately 9 miles west of Cheltenham, 35 miles north of Bristol, 55 miles south of Birmingham and 100 miles west of London. Access to the motorway network is available at Junctions 11, 11A and 12 of the M5 and Junction 15 of the M4 at Swindon. The link to the M4 is via the A417/A419 trunk road. Gloucester Railway Station provides direct services to London with journeys taking just under two hours, and both Gloucester and Cheltenham.

The property is situated on the northern side of Barton Street, adjacent to Gothic Cottages in a busy local shopping area serving the surrounding densely populated residential area.



Description

No. 135 is an end of terrace three storey building of brick elevations with part stone clad under mainly pitched tiled roofs with a flat section to the rear. There is a part single, part two storey extension to the rear with brick elevations and a mixture of tile and metal sheet roof. part rendered elevations under a double pitched tiled roof.

The ground floor commercial unit has a fully glazed shop front, and the accommodation includes a retail area to the front with private offices and WC to the rear. To the rear of the shop is a dilapidated former warehouse which is accessed off the adjacent road.

The upper floors are also accessed off the adjacent road and each floor comprises a 2 bedroom flat with living room, kitchen and bathroom.

There is no allocated parking.

TENANCIES

The retail unit is let to Manoj Jacob for a period of 5 years from 1st September 2020 at a rent of £6,000 per annum on a full repairing and insuring basis. The lease includes rent reviews on each anniversary of the term and break clauses on the 1st and 2nd anniversaries of the term.

The Storeroom is vacant.

Both flats are let on Assured Short hold Tenancies (ASTs) at rents of £500 per month.

Copies of the Tenancy Agreements are available upon request.

EPCS

The flats are Rated within Band D and an EPC is being prepared for the shop.





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Accommodation (Approx net internal)		
Ground Floor		
Retail Unit	55.52 sq m	(589 sq ft)
Rear Store	70.29 sq m	(757 sq ft)
Total	114.50 sq m	(1,232 sq ft)
First Floor		
2 bedroom flat with living room, kitchen and bathroom		
Second Floor		
2 bedroom flat with living room, kitchen and bathroom		

Rates

The Rateable Value for the shop and premises on the Valuation Office Agency website is £4,100

Both flats are listed within Band A for Council Tax purposes.

Planning

The ground floor retail has been used as an office within Class E of the Use Classes Order 1987. The residential flats fall within Class C3. The storage unit may suit a variety of uses and a change of use would be required.

Terms

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

Price

Guide price £350,00.

VAT

The property is not elected for VAT purposes.

Legal Costs

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





Request a viewing

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

Key contacts

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