





111 Westgate Street, Gloucester

Mixed use investment comprising a commercial unit on the ground floor with 3 flats above. Potential to convert the ground floor, subject to consent being obtained.

Location

The property is situated in a prominent position on Westgate Street opposite the junction with Archdeacon Street, within ¼ mile of Cathedral and approximately ½ of a mile from Gloucester Cross, which is traditionally regarded as the City centre. It is also within walking distance of Gloucester Docks and Gloucester Quays.

Description

The property is a Grade II mid-terrace three storey building with a commercial unit on the ground floor and three self-contained flats above. The flats were converted in 2018 and include 2 one-bedroom flats and 1 one-bedroom flat. They have independent access onto Westgate Street.

Accommodation

| | | |
|--------------|------------------|--------------------|
| Ground Floor | 64.91m2 | (699 ft2) |
| First Floor | 100.89 m2 | (1,086 ft2) |
| Second Floor | 49.07 m2 | (528 ft2) |
| Total | 214.87 m2 | (2,313 ft2) |

Tenancies

The commercial unit is vacant, and the flats are let on Assured Shorthold Tenancies at the following rents:

| | |
|----------------------|--------------------------|
| Flat 1: | £850 pcm |
| Flat 2: | £800 pcm |
| Flat 3: | £1,000 pcm |
| Total income: | £31,800 per annum |

Rating

The Rateable Value listed on the Valuation Office Agency website for the ground floor is £7,000. The flats are all assessed within Band A for Council Tax purposes.

Planning

The property is Grade II Listed and lies within a Conservation Area. The commercial unit has been used as offices which falls within Class E and the upper floors Class C3 of the Uses Classes Order 1987.

Terms

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

Price

£400,000.

VAT

The property is not elected for VAT purposes.

EPC Ratings

D-100
C-69
C-71
C-74

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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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.

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