





17 St Marys Square, Gloucester

Grade II* Listed building comprising offices and 4 self-contained flats. Development potential

Location

Gloucester is located approximately 9 miles (14.5 km) west of Cheltenham, 35 miles (56.2 km) north of Bristol, 55 miles (88.5 km) south of Birmingham and 100 miles (161 km) 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 property is situated at the western side of St Mary's Square, south of St Mary De Lode Church, and has vehicular access east off Archdeacon Street adjacent to the St Marys Square residential flat complex. The immediate area is predominantly middle to lower income residential flats and housing, ¼ of a mile west of Gloucester Cathedral and Kings School.

Description

The property is a Grade II* Listed building comprising a link detached three storey former dwelling house, originally dating from circa 1690,

of part rendered brickwork construction, a pitched and hipped slate tile covered roof with a flat felt covered upper section. There is a two-storey extension to the rear (south) dating from the 1960s of cavity brick wall construction with a flat felt covered roof. Most windows are original timber framed single glazed double hung sashes, with metal framed single glazed units to the rear extension with dormer windows to all elevations on the second floor.

The accommodation provides offices on the ground floor, two residential flats at first floor level and two residential flats at second floor level.

The ground floor comprises a front and rear hall, lobby entrance off which are four offices, a server room, kitchen and two WC's (one disabled). Stairs lead to the first-floor landing off which are two residential flats. Flat One has an entrance lobby, living room/kitchen, one bedroom and bathroom, whilst Flat Two has an entrance lobby, living room, kitchen, bathroom and two bedrooms.

The stairs also lead up to the second-floor landing off which are two further residential flats. Flat Three has an entrance lobby, living room/kitchen, one bedroom and bathroom,

whilst Flat Four has a lobby, living room, kitchen, bathroom and one bedroom.

The offices have carpeted floor coverings, emulsion painted walls and ceilings with surface mounted fluorescent/LED lighting. Also wall mounted electricity/telephone points together with wall mounted thermostatically controlled radiators served by a gas fired central heating boiler. The kitchen has fitted units including a stainless-steel sink.

The flats have carpeted floor coverings, emulsion plaster walls and ceilings, with pendant or spotlight fittings and wall mounted electricity and telephone points. Heating is provided by wall mounted perimeter radiators serviced by gas fired central heating boilers. The kitchens have vinyl floor coverings and tiled splashbacks with fitted units and worktops including a stainless-steel single drainer sink units. The bathrooms are fully tiled and are fitted with WC's, wash hand basins and baths.

There is a tarmacadam surfaced car park with approximately 9 spaces accessed from Archdeacon Street, with a brick perimeter boundary wall.





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Accommodation

Ground Floor (net internal)

Offices 109.98 m2 (1,179 ft2)

First Floor (gross internal)

Flat One 51.11 m2 (550 ft2)

Flat Two 70.91 m2 (763 ft2)

Second Floor (gross internal)

Flat Three 36.83 m2 (396 ft2)

Flat Four 48.47 m2 (522 ft2)

Total 317.3 m2 (3,410 ft2)

The site area is approximately 0.053 hectares (0.131 acres).

Planning

The property has been used as offices and residential.

The property is Grade II* Listed.

Rates/Council Tax

The Rateable Value of the ground floor offices is £12,000 and the flats are listed within Band A for Council Tax purposes.

Terms

The property is offered freehold with vacant possession.

Price

Offers are invited in the region of £475,000.

Energy Performance Certificates

Flat	EPC Rating	Valid until
Flat One	D55	Feb 2032
Flat Two	C75	May 2032
Flat Three	D58	Oct 2025
Flat Four	E42	Expired March 2020

VAT

The property is not elected for VAT.

Legal Costs

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





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Request a viewing

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

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