

- 🏢 Offices
- 📍 Gloucester
- 📍 To Let (May Sell)
- 📏 187 m2 (2,015 ft2)





Elmrep House, Eastern Avenue

Prominent building with potential for a range of uses, subject to planning.

Location

The property is prominently situated on the Eastern Avenue (A38) ring road adjoining the Painswick Road (B4073) roundabout, approximately 1½ miles east of the City centre.

The property immediately adjoins a major Esso Petrol Filling Station which includes a Tesco Express supermarket and is directly opposite a drive-through car wash. With these exceptions, the area is generally residential houses.

Description

The property comprises a two-storey front storeroom and offices converted some years ago from a house. To the rear is a detached two storey building comprising a ground floor workshop and first floor offices.

The property occupies a level site of approximately 0.06 hectares (0.15 acres) and has good on-site car parking for approximately 12 cars.

Access into the property is over a small section of the entrance to the petrol forecourt of the Petrol Filling Station and there is a right of way in place.

The Front Building

A detached two-storey converted house from circa 1930s and constructed of cavity brick under a pitched tiled roof. The L-shaped front show room has a UPVC double glazed display window and entrance door. These and the remaining ground floor uPVC double glazed windows are fitted with security shutters. There is a small single storey rear addition.

The Rear Building

This is a two-storey structure of brick construction under a pitched tiled roof with a single storey storage building of brick beneath a flat roof to the left and, to the right-hand side, a single storey area with a sloping tiled roof incorporating kitchen and cloakroom facilities.

This building comprises a workshop and stores on the ground floor with a timber staircase leading to two first floor offices.

Energy Performance Certificate

Front building – B46, Rear building B44.

Accommodation (approx. net internal areas)

Front Building

Ground Floor

Showroom	41.77 m2	(450 ft2)
Store	4.98 m2	(54 ft2)
Cupboard	1.67 m2	(18 ft2)
U/S store	1.55 m2	(17 ft2)

First Floor

Office 1	13.04 m2	(140 ft2)
Office 2	12.89 m2	(139 ft2)
Kitchen	8.33 m2	(90 ft2)
Total	84.23 sq m	(908 sq ft)

Rear Building

Ground Floor

Workshop	32.29 m2	(348 ft2)
Kitchen	3.53 m2	(38 ft2)
Store	11.29 m2	(122 ft2)

First Floor

Office 1	20.38 m2	(219 ft2)
Office 2	14.97 m2	(161 ft2)
Total	82.46 m2	(888 ft2)

Garage	20.31 m2	(219 ft2)
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TOTAL AREA	187.0 m2	(2,015 ft2)
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Rates

The entry appearing on the Valuation Office website is £7,000. Prospective occupiers should check with the Local Authority to establish any transitional relief that may be applicable.

Planning

The property has been used as a showroom, offices, storage and workshop facility.

Terms

The property is offered by way of a new lease for a term to be agreed. Consideration will also be given to lettings in part and to a sale of the freehold interest.

Rent

£36,000 per annum exclusive.

VAT

All figures are exclusive of VAT where applicable.

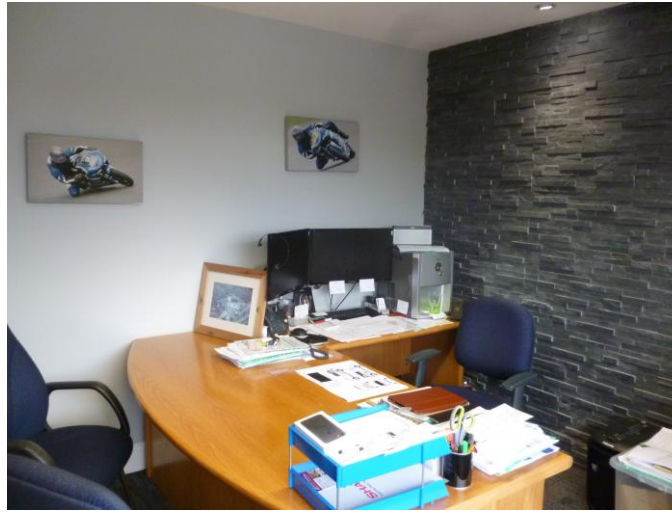
Legal Costs

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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