

**Albion Chambers, 111 Eastgate Street GL1 1PY
& 1 Nettleton Road, Gloucester,. GL1 1QD.**

 Residential Investment
 Gloucester
 For Sale
 606.75 m2 (6,351 ft2)



- Fully let — 12 self-contained flats, all tenanted since November 2025, producing £134,100 per annum.
- 8.23% gross initial yield — 7.77% net of SDLT and purchaser's costs.
- Potential reversion to 8.96% gross should the attic studio be let at £12,000 per annum.
- The property was comprehensively refurbished in late 2025 to a modern specification so limited near-term capex.
- Available freehold subject to the occupational tenancies in place.
- City Centre location a short distance from The Forum and University of Gloucestershire's City Campus.



Albion Chambers, 111 Eastgate Street & 1 Nettleton Road

A fully-let residential investment comprising 12 modern flats, producing a total income of £134,100 per annum.

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 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 share a local airport at Staverton, approximately 8 miles away.

The property fronts Eastgate Street, one of Gloucester's four principal thoroughfares linking directly to The Cross and the city's main retail and commercial centre, with 1 Nettleton Road adjoining to the rear and close to The Forum and the University of Gloucestershire's City Campus.

Description

Albion Chambers, 111 Eastgate Street and 1 Nettleton Road together comprise a residential portfolio of twelve self-contained flats across two adjoining buildings, together with a self-contained attic office/studio.

The mix comprises nine one-bedroom and three two-bedroom flats, and the attic studio has its own WC and kitchenette. The entire building was comprehensively refurbished in late 2025, and all twelve flats have been tenanted since November 2025.

The properties benefit from limited gated off-street parking, basement storage and CCTV. All flats include white gloss handleless kitchens with gas hob, oven and stainless-steel splashback, individual Vaillant gas boilers, LVT flooring to kitchen and bathroom areas with carpet to living rooms and bedrooms, bath or shower rooms and chrome heated towel rails, Venetian blinds throughout, fire-compliant oak doors with self-closers, and smart, recently decorated communal corridors and stairwells.

The self-contained attic office/studio has been fitted out and would suit an office use or communal space for occupiers.

Planning

Residential within Class C3 of the Use Classes Order 1987.

APTs

All twelve flats are let on Assured Periodic Tenancies, with a total gross rental income of £11,175 per month (£134,100 per annum).

Terms

The property is offered freehold subject to the occupational tenancies in place. We are instructed to seek offers in the region of **£1,630,000**, which reflects a net initial yield of 7.77% after purchasers' costs at 5.86% or gross yield of 8.23%.

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 costs incurred in the transaction.





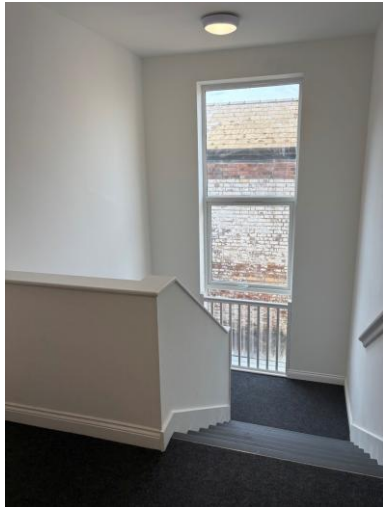
Albion Chambers, 111 Eastgate Street & 1 Nettleton Road

Accommodation	M2	FT2	Beds	Rent (per month)	EPC Rating	Council Tax
<i>Albion Chambers, 111 Eastgate Street</i>						
Flat 1	43.66	(470)	1	£850	F	A
Flat 2	40.88	(440)	1	£825	C	A
Flat 3	62.71	(675)	2	£1,000	F	A
Flat 4	36.70	(395)	1	£825	C	A
Flat 5	40.88	(440)	1	£825	C	A
Flat 7	37.63	(405)	1	£850	C	A
<i>1 Nettleton Road</i>						
Flat 1	39.48	(425)	1	£800	C	A
Flat 2	43.66	(470)	1	£800	C	A
Flat 3	62.71	(675)	2	£925	C	A
Flat 4	41.34	(445)	1	£800	C	A
Flat 5	40.41	(435)	1	£800	C	A
Flat 6	62.71	(675)	2	£925	C	A
TOTAL (12 FLATS)	552.77	(5,950)				
Attic Studio	52.98	(581)	Vacant			
TOTAL RENTAL INCOME				£134,100 per annum		





Albion Chambers, 111 Eastgate Street & 1 Nettleton Road





Request a viewing

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

Key contacts

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We are proposing to carry out set viewing days - please contact the Agents for days and times.

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